



PLANNING COMMISSION REGULAR MEETING

March 18, 2026 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

The Planning Commission will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

B. CONSENT CALENDAR

1. Approval of the March 4, 2026, Planning Commission Regular Meeting Minutes - K. Bernhoft, Deputy Town Clerk

C. BOARD ACTION

1. Public Hearing - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Nathan Abbott, Project Manager, Galloway & Company, Inc., Applicant Representative on behalf of Dillion Companies LLC, Property Owner/Applicant
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Planning Manager
2. Recommendation to Town Board - Preliminary-Final Major Subdivision for Windsor Industrial Park Subdivision - Nathan Abbott, Project Manager, Galloway & Company, Inc., Applicant Representative on behalf of Dillion Companies LLC, Property Owner/Applicant
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Planning Manager

3. Public Hearing - Preliminary Major Subdivision - Greenspire Subdivision 9th Filing - John Hall, Owner, Lot Holding Investments, LLC.; Abdul Barzak, Applicant/Authorized Representative, Ripley Design, Inc.
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
4. Approval - Preliminary Major Subdivision - Greenspire Subdivision 9th Filing - John Hall, Owner, Lot Holding Investments, LLC.; Abdul Barzak, Applicant/Authorized Representative, Ripley Design, Inc.
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: March 18, 2026
To: Planning Commission
From:
Re: Approval of the March 4, 2026, Planning Commission Regular Meeting Minutes - K. Bernhoft, Deputy Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 03.04.26 PC Draft Minutes



Planning Commission Regular Meeting

March 4, 2026 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

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MINUTES

A. CALL TO ORDER

Chairman Reddick called the meeting to order at 7:02 p.m.

1. Roll Call

Present:

Chairman Reddick
Vice-Chair Nader
David Hassard
Ben Kirch
Nancy Frase (Alternate)
Victor Tallon (Alternate)

Absent:

Nathan Kinney
Jordan Spight
John Neal

Also Present:

Town Board Liaison Hallett
Scott Ballstadt, Director of Planning
Kim Mihm, Deputy Town Attorney
Carlin Malone, Planning Manager
Sandra Mezzetti, Senior Planner
Kim Lambrecht, Long Range Planner
Scott Pearson, Transportation Engineer
Omar Herrera, Deputy Director of Engineering
Doug Roth, Civil Engineer IV
Evan Wendlandt, Director of Economic Development
Rece Lampe, Digital Communications Supervisor
Julie Baltazar, Multimedia Coordinator
Kaitlyn Bernhoft, Deputy Town Clerk
Penny Mascarenas, Assistant Town Clerk

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Nader moved to approve the agenda as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase, Victor Tallon; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chairman Reddick opened the meeting up for public comment on items not on the agenda, to which there were none.

B. CONSENT CALENDAR

1. Approval of the January 7, 2026, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

Planning Commissioner Kirch moved to approve the consent calendar as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase, Victor Tallon; Nays - None; Motion Passed.

Jason Hallett, Town Board Liaison, gave a statement to the Planning Commission.

"Mr. Chair, for the record, I would like to disclose that I am a sitting member of the Town Board and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearings."

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping

The applicant's representative, Ms. Shelley LaMastra of RVi Planning + Landscaping, has submitted an application on behalf of Peak Development Group, represented by Mr. Chad Ellington, for a major subdivision consisting of approximately 173 acres zoned RMU-2 (Residential Mixed Use - Two) for a mix of residential with a commercial component, known as Overland 368 Subdivision. The subject property is located west of State Highway 257, east of North 15th Street, and north of the Great Western Railway in the Town of Windsor.

Sandra Mezzetti, Senior Planner, presented to the Planning Commission along with Shelley LaMastra, from RVi Planning + Landscaping.

Chairman Reddick opened the meeting for public comment, to which there were none.

Chairman Reddick opened the meeting for Planning Commission questions and comments.

Commissioner Hassard asked several questions about phasing and access, particularly regarding the interim emergency connection and improvements at Highway 257, to which Sandra Mezzetti clarified. Commissioner Hassard also questioned changes to the phase four townhome design compared to earlier conceptual plans, expressing concern about adequate on-street parking. Staff noted that phase four would require a separate major site plan review to ensure code compliance.

Chairman Reddick asked a series of yes-or-no questions confirming that the traffic impact analysis was completed, intersection improvements meet standards, roadway improvements are properly phased, and the final subdivision complies with all review criteria, to which Sandra Mazzetti confirmed all items.

Chairman Reddick closed the public hearing.

2. Recommendation to Town Board - Final Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscape

Please refer to the public hearing item for materials concerning this application.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for the Final Subdivision - Overland 368 LLC, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase, Victor Tallon; Nays - None; Motion Passed.

3. Public Hearing - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant

The applicant's representative, Nathan Abbott, Galloway & Company, has submitted an application on behalf of Dillon Companies LLC, for a combined preliminary-final major subdivision consisting of approximately 46.3 acres of industrially zoned property known as Windsor Industrial Park Annexation, for a proposed commercial center with thirteen (13) lots, one tract, and associated right-of-way. The subject property is located north of Main Street (State Highway 392), east of Hollister Lake Road, and south of Sundance Drive.

Planning Manager Carlin Malone, Director of Economic Development Evan Wendlandt, applicants Nathan Abbott and Traffic Engineer Brian with Galloway & Company LLC, all individually presented to the Planning Commission.

Chairman Reddick opened the meeting for public comment, to which there were three members of the public who spoke.

Ben Rolls of 481 Sundance Drive presented alternative design suggestions to minimize traffic impacts on Sundance residents, proposing a cul-de-sac arrangement instead of the through connection at Pagosa Drive.

Jessica Barnes of 669 Dakota Way expressed concerns about increased traffic, safety impacts on children, and loss of small-town character. She noted that residents already face traffic challenges from Hollister Lake Road and worried about cut-through traffic using neighborhood streets.

Brian Baker of 854 Shirttail Peak Drive supported the project, citing the need for additional grocery capacity, improved sidewalk infrastructure, traffic calming benefits from the signalized intersection, and economic benefits to the community.

Chairman Reddick opened the meeting for Planning Commission questions and comments.

Commissioner Hassard praised the revised site plan and asked detailed questions about traffic engineering, particularly intersection improvements and lane configurations. Transportation Engineer Scott Pearson explained the rationale for dedicated turn lanes rather than continuous through lanes, emphasizing safety and traffic flow management.

Commissioner Nader inquired about CDOT approval status for the Pagosa intersection, pipeline easement impacts, and alternative roadway configurations suggested by public comments. Staff confirmed CDOT approval and explained the gas line easement constraints. Traffic Engineer Brian with Galloway & Company, LLC provided additional context about the extensive analysis conducted through seven study revisions to minimize neighborhood impacts while maintaining site viability.

Chairman Reddick asked about signal timing coordination and opening day traffic management. Staff confirmed that signal coordination and adequate traffic analysis had been

completed to prevent queue backup into neighborhoods.

Chairman Reddick closed the public hearing.

4. Recommendation to Town Board - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant

Please refer to the public hearing item for materials concerning this application.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for the Preliminary-Final Major Subdivision for Windsor Industrial Park Subdivision, Planning Commission Commissioner Tallon seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase, Victor Tallon; Nays - None; Motion Passed.

5. Recommendation to Town Board - Large Retail Establishment Major Site Plan – Windsor Industrial Park Subdivision – King Sooper’s Marketplace - Dillon Companies LLC, owner; Nathan Abbott, Galloway & Company LLC, applicant

The applicant’s representative, Nathan Abbott, Galloway & Company, has submitted an application on behalf of Dillon Companies LLC, for a Large Retail Establishment Major Site Plan for a grocery store (King Soopers) within an industrially zoned property known as Windsor Industrial Park Annexation or Windsor Industrial Park Subdivision, Lot 1. The subject property is located north of Main Street (State Highway 392), east of Hollister Lake Road, and south of Sundance Drive.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for the Large Retail Establishment Major Site Plan - Windsor Industrial Park Subdivision - King Sooper’s Marketplace, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase, Victor Tallon; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Chairman Reddick welcomed Victor Tallan back to the Planning Commission, noting their previous service together and Tallan’s interim time on the Town Board.

2. Communications from Town Board Liaison

Town Board Liaison Hallett had no communications.

3. Communications from Staff

No communications.

- a. Comprehensive Plan 2025 Recap

This Comprehensive Plan Recap will outline the events of 2025 that contributed to implementation of several components 2024 Comprehensive Plan (Comp Plan). Over the course of the last 12 months or so, Staff has engaged with various departments, agencies and outside consultants to foster work towards alignment and implementation of the goals and policies of the Comp Plan.

Long Range Planner Kim Lambrecht provided an extensive recap of comprehensive plan implementation efforts to the Planning Commission.

b. Major Site Plan- Greenspire Subdivision 8th Filing Lot 4 - Sherwin Williams Paint - K. Lutsch, Senior Planner

The applicant, EVC-WDG Windsor, LLC, and Owner, Lot Holding Investments, LLC have submitted a Major Site Plan application for Greenspire Subdivision 8th Filing, Lot 4. The subject property is located at the northwest corner of Highway 392 and Hollister Lake Road. The property was originally master planned and zoned in 2005.

Director of Planning Scott Ballstadt stated that this item was included for informational purposes as an administrative project under staff review.

c. Major Site Plan- Burlington Subdivision - 5th St. Back Parking Lot - K.Lutsch, Senior Planner

The site plan includes a proposed public paved parking lot and associated access drives located east of 5th Street and north of Main Street. The project includes a total of 135 parking stalls, along with lighting, sidewalks for pedestrian access, and perimeter landscaping. The development is zoned Permanent Parking and owned by the Town.

Director of Planning Scott Ballstadt stated that this item was included for informational purposes as an administrative project under staff review.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 9:42 p.m.

Kaitlyn Bernhoft, Deputy Town Clerk



MEMORANDUM

Date: March 18, 2026
To: Planning Commission
From: Carlin Malone, Planning Manager
Re: Public Hearing - Preliminary-Final Major Subdivision - Windsor Industrial Park Subdivision - Nathan Abbott, Project Manager, Galloway & Company, Inc., Applicant Representative on behalf of Dillion Companies LLC, Property Owner/Applicant
Item #: C.1.

Background / Discussion:

Executive Summary

The applicant's representative, Nathan Abbott, Galloway & Company, has submitted an application on behalf of Dillon Companies LLC, for a combined preliminary-final major subdivision consisting of approximately 46.3 acres of industrially zoned property known as Windsor Industrial Park Annexation, for a proposed commercial center with thirteen (13) lots, one tract, and associated right-of-way. The subject property is located north of Main Street (State Highway 392), east of Hollister Lake Road, and south of Sundance Drive.

At the meeting of March 4, 2026, the Planning Commission considered and voted unanimously (6-0) to forward to the Town Board a recommendation approval of the Preliminary-Final ("Final") Major Subdivision. However, it was later discovered that the surrounding property owner public hearing notification was incorrectly noticed. Therefore, the public hearings were reset to March 18 for Planning Commission and March 23 for the Town Board. Public hearing notification was completed in accordance with the Town's Municipal Code concerning notification.

A separate land use application for a Large Retail Establishment Major Site Plan for a grocery store anchor (King Soopers) on the subject site, has been reviewed concurrently with the Major Subdivision application. The Major Site Plan application requires separate approval from the Town Board and does not require a public hearing. Therefore, the Town Board considered this site plan at their regular meeting of March 9, 2026. The Mayor welcomed any comments from the public at this meeting and there were none. The Town Board unanimously approved Resolution No. 2026-14, a resolution approving a Major Site Plan concerning a Large Retail Establishment for Windsor Industrial Park Subdivision, on May 9, 2026.

The major subdivision application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, specifically Sec. 14-2-60, which outlines the review criteria for a major subdivision application. The application either meets or exceeds the requirements of the Municipal Code, as described within the staff memorandum and supporting documents.

Staff is recommending that the Planning Commission forward a recommendation of approval to the Town Board for the major subdivision, as noted below in the recommendation section.

Background

Annexation and Zoning. The subject property was annexed into the Town in 1987 (Windsor Industrial Park Annex) with the establishment of zoning of "I" (Industrial) [Ord. 1987-745]. A master plan was not included with annexation and establishment of zoning. The zone district name was later changed to I-L and then LI (Light Industrial). Industrial zoning allows all uses within the GC (General Commercial) zone district.

In 2000, the property to the north of the subject property was annexed to the Town of Windsor (Winter Farm Annexation), zoned for single-family and master planned. The master plan included the collector roadway (Sundance Drive) and illustrated a future north-south connection from the Winter Farm property to Windsor Industrial Park (Pagosa Drive). This connection is included in the Town's Transportation Master Plan.

Large Retail Establishments. In 2004, the Town adopted design standards, criteria and procedures of new, large retail establishments (Ord. No. 2004-1173), amended in 2005, 2006, and 2014, before becoming part of the collective Town's Land Use Code in 2021. The standards, criteria and procedures are within Chapter 15, Article VII, Large Retail Establishments. The purpose of this section is to address design characteristics and outline design solutions for retail buildings over 50,000 square feet of gross leasable area. This section of the code requires Town Board approval of a large retail establishment with the accompanying commercial site plan (Major Site Plan application).

Windsor-Severance Cooperative Planning Area Development Plan – Intergovernmental Agreement (IGA). In 2004, the Town and Severance adopted an IGA, as amended in 2014, concerning the future land uses, development, and design standards for the SH 392 corridor. The IGA identifies the subject area within the "Cooperative Planning Area" and the area immediately adjacent to SH 392 within the "Commercial Corridor Area". Commercial centers, retail establishments, including grocery stores and other complimentary commercial uses are identified as permitted uses. The Major Site Plan under review complies with all use, setbacks and other design standards, as set forth in the IGA.

Windsor Commercial Corridor Plan (CCP). In 2010, the Town adopted this commercial corridor plan to address design standards for properties adjacent to Main Street (SH 392). The subject site is within the "East Main Street" portion of the CCP. Commercial centers, retail establishments, including grocery stores and other complimentary commercial uses are identified as permitted uses. The design standards within the CCP are generally the same as those in the Windsor-Severance IGA, such as building heights. The Major Site Plan under review complies with all use, setbacks and other design standards outlined within this commercial corridor plan.

2024 Major Subdivision and Major Site Plan submittal. In 2024, the subject application was submitted. The subdivision and site plan layout had the large retail building oriented towards the east and parking lot areas adjacent to Sundance Drive, with a proposed relocation of a high-pressure gas line that traverses the property. While this layout could have functioned, staff and the applicant recognized that there were factors that were more impactful to the neighborhood than if the building could be reoriented to today's proposal (2025 modified application). Elements of the 2024 proposal's layout:

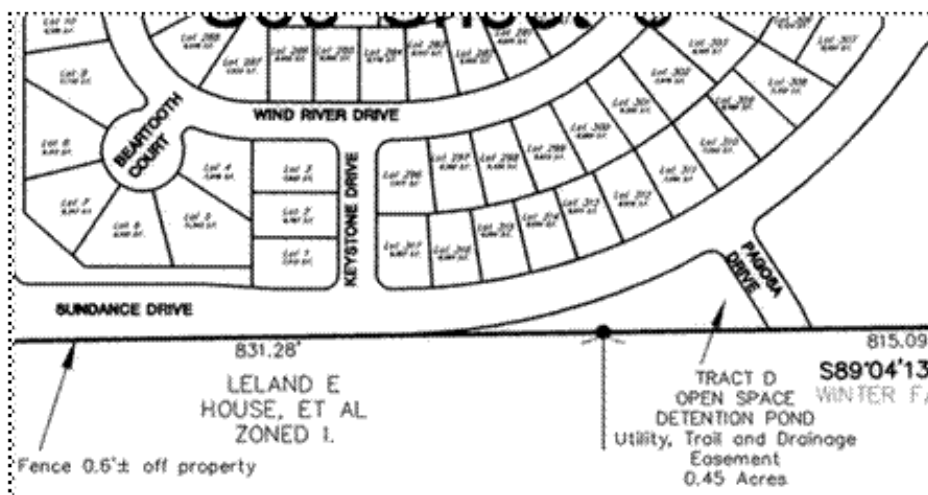
- Due to the physical constraints of the property, Sundance Drive was the primary access point leading to the site because the only (acceptable) signalized intersection was Sundance Drive and Hollister Lake Road.
- The location of the access point on SH 392 was too close to the intersection of SH 392 and Hollister Lake Road to allow for a signalized intersection. As such, semi-truck deliveries would have entered from SH 392 from the east and used Sundance Drive to exit the site.
- A double-left turn lane from Sundance Drive onto Hollister Lake Road would have accommodated the semi-trucks and additional traffic.
- The connectivity to the commercial center to the south (East Pointe) was limited to the intersection of SH 392 and SH 257/Hollister Lake Road.

Staff and the applicant recognized that alternatives needed to be explored towards minimizing traffic

impacts and utility conflicts on the neighborhood street. Staff, the applicant and adjacent property owner to the east worked towards a layout that would keep the semi-truck traffic off and reduce the impacts on Sundance Drive, including the additional property to the east within the proposed subdivision. An updated submittal was made in 2025 and includes the following:

- This layout maintains a neighborhood-scale roadway, more conducive to the adjacent single-family residential.
- A 63 to 76-foot landscape buffer is proposed along the south side of Sundance Drive, providing a buffer between the neighborhood and shopping center. The previous proposal included parking lots in this area.
- The retail pad site sits lower than the previous layout proposed, reducing the visual impact of the height of the building.
- The Pagosa Drive (new collector road) access on SH 392 was accepted by CDOT with conditions.
 1. There will be a new signal at this intersection.
 2. This intersection will align with Pointe Plaza Drive to the south.
 3. Delivery trucks will enter from a signalized intersection at SH 392 and use Pagosa Drive to enter the shopping center.
- Sundance/Pagosa will have a stop sign (see full-sized graphic).
- Right-in, right-out for pad sites on SH 392.
- $\frac{3}{4}$ turn on Hollister Lake Rd from shopping center drive. Internal east-west connection.
- Sundance & Hollister Lake Rd signal exists.
- 392 & Hollister Lake signalization exists and will have improvements for flow and safety.

The Winter Farm Annexation and Master Plan (2000) / Winter Farm Subdivision 1st Filing (Peakview) Subdivision (2004), located to the north of the subject property, was developed in 2005. A collector roadway stub from Sundance Drive to the south was platted with the Winter Farm Subdivision 1st Filing and constructed with Winter Farm in 2005, allowing for a future north-south connection to the Windsor Industrial Park Annex property and SH 392.



Windsor Industrial Park Subdivision will tie into Pagosa Drive, providing this collector roadway to SH 392. The intersection of SH 392 and Pagosa Drive will be signalized and provide connectivity to the East Pointe commercial subdivision to the south. The applicant and Town staff have worked with the East Pointe developer to develop improvement plans to align with the south side of this intersection, to be developed by the applicant.

Major Subdivision Proposal

Proposed Major Subdivision Plat Characteristics

- ~46 acres
- 13 commercial lots (varying lot sizes)
 - Improvement plans for the overall development
 - Lot 1 - Specific improvement plans for the Large Retail Establishment Major Site Plan submittal (grocery store), have been approved by Town Board.
 - Lot 7 – Fueling center, under review.
 - Lot 12 – Retail center, under review.
- 20 % open space required
- Tract A: 3.099 acres for drainage, water quality, trail easement and access.
- Primary access points and circulation (also see transportation improvements exhibit):
 1. SH 392 and Pagosa Drive to shopping center access points (two on Pagosa Dr).
 - Signalized intersection – Pagosa Drive/SH 392, including crosswalks and improvements aligning with commercial center to south (East Pointe).
 2. SH 392 improvements – raised median, turn lanes, right-in-/right-out, bicycle lane, 10' multi-use sidewalk/trail.
 - Regional trail connection on east side of property, with an interim gravel off-site trail connection to the regional Great Western Trail (unimproved in this area. The trail connection will be paved by future development adjacent to this property or the Town.
 3. Hollister Lake Rd improvements – raised median, turn lanes; a $\frac{3}{4}$ turning movement for main shopping center drive (between SH 392 and Sundance), maintaining bike lane, 10-foot multi-use sidewalk/trail.
 4. Intersection improvements – Hollister Lake Rd/SH 392 (porkchop, striping)
 5. Internal drives and minimum eight-foot sidewalk connections within Lot 1 and Lot 12.

The commercial lot to the east of Pagosa Drive may need to be further subdivided in the future to serve additional commercial development. There will be connectivity to Pagosa Drive for future development located east of the subject subdivision.

Major Subdivision Criteria

The major subdivision application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code. As noted in the executive summary, the application either meets or exceeds the requirements of the Municipal Code, Sec. 14-2-60, review criteria:

1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision Street Standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Master Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major

Subdivision. This application is for a combined Preliminary-Final Major Subdivision application.

1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal Code, the applicable Master Plan, and all other applicable adopted plans or policies.

Comprehensive Plan. The application is consistent with the Comprehensive Plan, particularly the following:

Chapter 5 – Growth & Regional Collaboration

Goal 1: Manage new development to be fiscally responsible and environmentally sensitive.

Policy 1: When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.

Staff comment: The proposed subdivision is bordered on three sides by existing development within the town. The development will enhance local services, addressing long-standing concerns from residents about the capacity of the town's primary grocery store and serving other areas of the town. Studies show that Windsor residents often shop for groceries and retail items elsewhere, resulting in fiscal losses. Development of the shopping center will reduce that leakage and support the town financially.

The subdivision is within a cooperative planning area (CPA) between Windsor and Severance. The proposal is consistent with the permitted uses outlined in this intergovernmental agreement (IGA).

According to the 10-year net fiscal benefit analysis from the Town's Economic Development staff, the 10-year net fiscal benefit of the grocery store (King Soopers) to the Town will be \$22,561,483. The pad sites would add an additional benefit to the Town of \$6,417,341 for this period. There was an incentive agreement approved by the Town Board for this development. The analysis states that the incentive payoff for the grocery store (King Soopers) would be completed in two years and eleven months; and five years and one month for the pad sites.

The Town's Economic Development staff have provided additional information on the presentation slides. Please refer to the staff presentation.

Goal 2: Align the pace of new development with investment in infrastructure, amenities, and services.

Policy 1: Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections

Policy 2: Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.

Policy 3: Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increase in traffic flow.

Staff comment: The subdivision proposes a shopping center with thirteen lots, including a grocery store (King Soopers) anchor (Lot 1), a smaller retail site (Lot 12) adjacent to the anchor store, and a fueling center site (Lot 7). The ten remaining commercial lots will need to be individually site planned in the future and be consistent with the approved major subdivision. The site plan process is administrative so long as the uses align with the permitted uses in the land use code, commercial corridor plan, and cooperative plan with Severance.

The investment from the developer and the Town in infrastructure is substantial, including transportation and utility improvements that will benefit the town and surrounding area.

As stated herein, the subdivision improvements will include modifying and improving regional drainage

to support the town's overall drainage approach. On-street bicycle lanes, off-street trail and sidewalk connections are planned along the arterial roadway corridors (Main St and Hollister Lake Road), the new collector roadway (Pagosa Drive), and throughout the property. The regional trail, per the Town's Master Trails Plan, will connect to the Great Western Trail (part of the Federal Rails-to-Trails Program). This trail (currently unimproved) will connect the adjacent residential neighborhood, Village East Subdivision, to this development and other neighborhoods to the northeast.

Goal 3: Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.

Policy 1: Coordinate future land use and development with adjacent municipalities to meet evolving community needs and land use demand.

Policy 3: Ensure new development and land uses are consistent with applicable area and regional plans and regulations.

Staff comment: Windsor and the Town of Severance have an intergovernmental agreement identifying the SH 392 commercial corridor area as a cooperative planning area, outlining general commercial uses that will serve and benefit both municipalities. The proposed land uses, land use patterns and design are consistent with those identified in this planning area.

Chapter 5 – Economic Development

Goal 1: Foster a balanced local economy with a range of employment, service, commercial, and industrial uses.

Policy 1: Diversify commercial, light industrial, and employment uses to insulate the Town's fiscal base from economic downturns.

Staff comment: The subdivision proposes a lot for a large retail establishment grocery/retail anchor (Lot 1), a small retail building to the east of the grocery anchor lot (Lot 12), a fueling site (Lot 7), and ten lots for future commercial. Despite economic downturns, groceries are a necessity. The proximity of the store to residential and employment in the community encourages those who live and/or work in town, as well as those passing through town, to shop in Windsor.

Goal 3: Cultivate commercial development that provides increased choices and services.

Policy 1: Support and retain existing businesses, local businesses, and small businesses.

Policy 3: Promote public and private partnerships to enable proactive investments that support the long-term vibrancy and viability of commercial centers and corridors.

Policy 4: Ensure that appropriate transitions/buffers are provided between residential and nonresidential uses.

Staff comment: King Soopers existing store will remain, and this will be an additional site for the business. Residents have expressed the need for improved grocery store services, options and locations. This development of approximately 46 acres retains an existing business and offers opportunities for other businesses to locate in this center. Development of this property will encourage the development of the property to the east of the subject property, which has limited access due to the drainage channel and SH 392 bridge. The property to the east would tie into Pagosa Drive for access to SH 392.

The proposal includes substantial investment in the Town's infrastructure, promoting public and private partnerships that support the long-term vibrancy and viability of commercial centers and corridors.

The subject property was zoned industrial prior to the adjacent neighborhood land being annexed, zoned and developed. The residential development provided an east-west collector roadway (Sundance Drive) between the properties, also developing a segment of the north-south collector (Pagosa Drive) to tie into a future industrial or commercial property (the subject property). The applicant and staff have worked towards a commercial development layout that reduces traffic, especially truck traffic, from utilizing the neighborhood street. A 63-foot to 76-foot landscape buffer

between Sundance Drive and commercial activity to the south, as well as the building site having a lower elevation than the neighborhood street, will help mitigate impacts. Additionally, the main access point and parking lot areas are located further away from the neighborhood.

Chapter 5 – Transportation & Mobility

Goal 1: Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion, and provides alternative transportation options.

Policy 1: Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion projects.

Policy 3: Encourage complete streets and a connected, comprehensive low-stress pedestrian/bicycle network to improve safety and comfort.

Goal 2: Support multimodal connectivity and safety and reflect the community character of Windsor as a part of new developments and growth.

Policy 1: Use roadway standards and cross-sections in the construction of the new roadways that consider complete streets, maintenance needs, and reflect the context in which they are located.

Staff comment: The proposed subdivision promotes multimodal connectivity by adding two significant sections of the ten-foot multi-use sidewalk/trail connection along the arterial roadways with an interim off-site gravel connection to the Great Western Trail, an additional collector road connection with detached sidewalk and bicycle lanes, maintaining existing and adding bicycle lanes on arterial roadways, internal (to the site) sidewalk connections, and providing an accessible, pedestrian-friendly design.

Pagosa Drive was designed with the Town's Complete Streets Manual, providing wide, detached walks, bicycle lanes on both sides, and connections to the trail system.

Chapter 5 – Parks, Recreation, Open Space & Trails

Goal 1: Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.

Policy 3: Continue to enhance regional trail connectivity through Windsor and to adjacent communities.

Policy 4: Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods

Staff comment: The subdivision proposes a north-south trail along the east side of Hollister Lake Road, and an east-west multi-use sidewalk/trail along the north side of SH 392 to the eastern edge of the property, then providing an off-site interim connection along SH 392 right-of-way to the Great Western Trail. The interim connection leads to an unimproved (dirt) segment of the trail from SH 392 to an improved (paved) segment in the Village East neighborhood. This connection promotes connectivity to adjacent subdivisions, services, schools, parks, and open spaces.

Municipal Code. The proposal is consistent with the Town's Municipal Code Major Subdivision criteria, as explained within this memorandum and supporting documents.

Master Plans. The proposal is consistent with the Town's Transportation Master Plan and Trails System Master Plan. A site-specific master plan was not approved at the time of annexation or rezone in 1987.

2. Infrastructure

Extension of public utilities will be the responsibility of the applicant, subject to reimbursement for

improvements to Hollister Lake Road and Main Street associated with traffic beyond that associated with the development. Public sidewalks and the trail system within the subject development will be built and maintained by the developer or a business association. An off-site interim connection to the Great Western Trail will be built with the development and improved when the adjacent property to the east develops or by the Town.

3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.

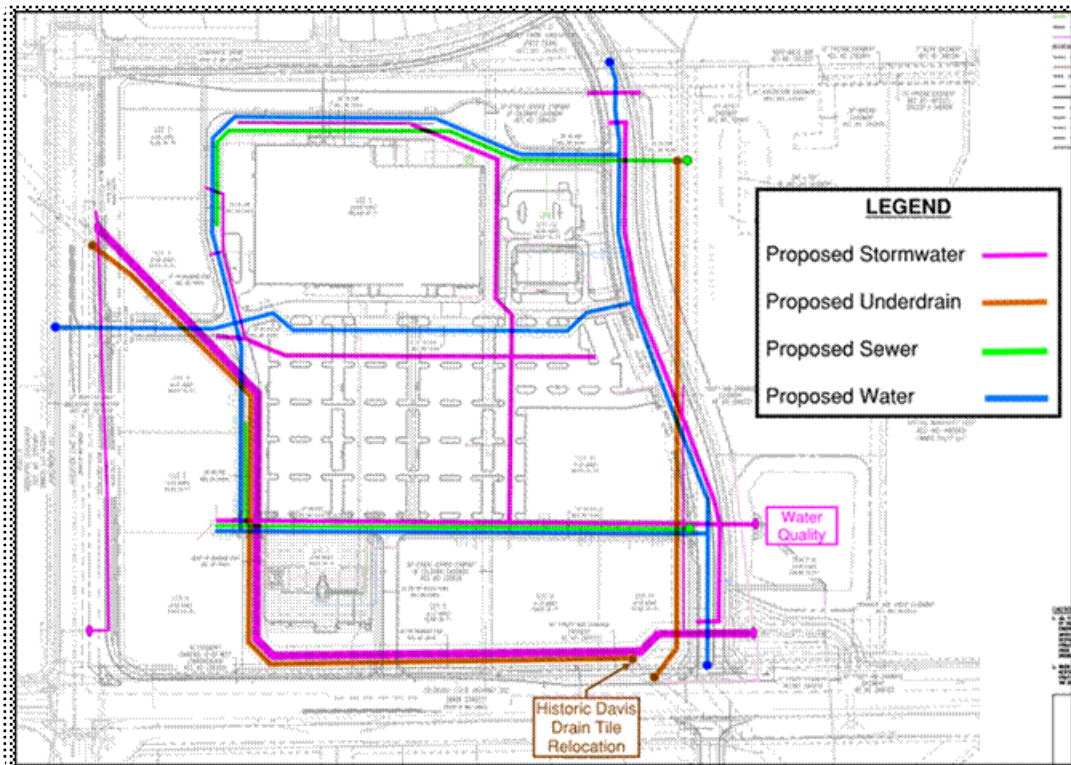
Zoning and Comp Plan Land Use Plan

The property is zoned Limited Industrial and the Town's 2024 Comprehensive Plan identifies the future land use category for the property as "General Commercial" and "Commercial Mixed Use" on the Future Land Use Map. This map identifies the preferred uses that would align with existing zoning in Windsor and most suitable to reflect the community's vision and goals for the future. The density of the proposed shopping center is consistent with the applicable capacity studies, as noted herein.

Utilities

There is adequate public infrastructure to serve the proposed development. The development will tie into the existing Town infrastructure, including water, sewer, and stormwater. Other key utility infrastructure improvements for this site include:

1. Historic Davis Drain Tile – Relocation to accommodate the site layout (clay pipe to PVC).
2. Preserving and accommodating existing stormwater conveyance and subsurface drain system in Winter Farm (Peakview) Subdivision.
3. See utility exhibit below (full-sized drawing in application materials).



Adequate Water. The applicant will be contributing cash-in-lieu of dedication for raw water for the subdivision.

Flood plain. The applicant has received approval of a conditional letter of map revision through FEMA for the site. The letter of map revision will follow to show their floodplain model. After the letter of map revision is received, the Town will issue a floodplain permit. The map revision will not impact surrounding properties and homes.

4. Transportation Improvements and relationship to Town plans.

Relation to Major Transportation System

The subject subdivision transportation network and internal connectivity is consistent with the approved Transportation Master Plan (2020). The north-south connection from Pagosa Drive is depicted on this Plan. Extension of this road will provide connectivity from the existing residential subdivision (Winter Farm/Peakview) and the proposed commercial development to SH 392 and Pointe Plaza Drive (East Pointe commercial development), which will be a new signalized intersection.

Phasing

The subdivision and associated transportation improvements will be constructed in phases, dependent on traffic warrants and CDOT approvals. Windsor staff and the applicant will continue working with CDOT on the initial improvements through ultimate buildout of SH 392 and adjacent improvements.

The initial improvements to be constructed with the subdivision and accompanying site plan for Lots 1, 7, and 12, include the following (also see exhibit following these bullet points):

- Sundance Drive.
 - Replace six-foot-wide sidewalk with 8-foot-wide sidewalk.
 - 63 to 76-foot landscape buffer along south side of Sundance Drive, adjacent to large retail establishment site.
 - Mailbox area along Sundance Drive will be relocated to a safer location where the traffic flow will not be impeded. The applicant, staff, and post office have identified an area adjacent to Northern Lights Park.
- Extend Pagosa Drive to SH 392, a collector roadway, adding north-south connection.
 - Eight-foot detached sidewalk on west side and (future) detached walk on the east side of roadway, and on-street bike lanes on both sides of roadway.
- Median in Hollister Lake Road will be added.
 - On-street six-foot bike lane (to remain), eight-foot detached off-street sidewalk.
- Median in SH 392 will be added.
 - On-street 8-foot bike lane
 - 10-foot detached off-street trail to extend along property boundary to east, off-site interim gravel connection to Great Western Trail.
- SH 392/Hollister Lake Road
 - Right turn lane will be modified, along with porkchop.
- Signalized intersection improvements at Main St/ Pagosa, with improvements to south leg of intersection on Point Plaza Drive (adding crosswalk, sidewalk connections)
 - Signal will be completed prior to grocery store opening.
- Speed reduction on SH 392 from 45 to 35 mph.

Future transportation improvements will be completed in phases. The applicant and staff are coordinating with CDOT on the phasing and SH 392 widening:

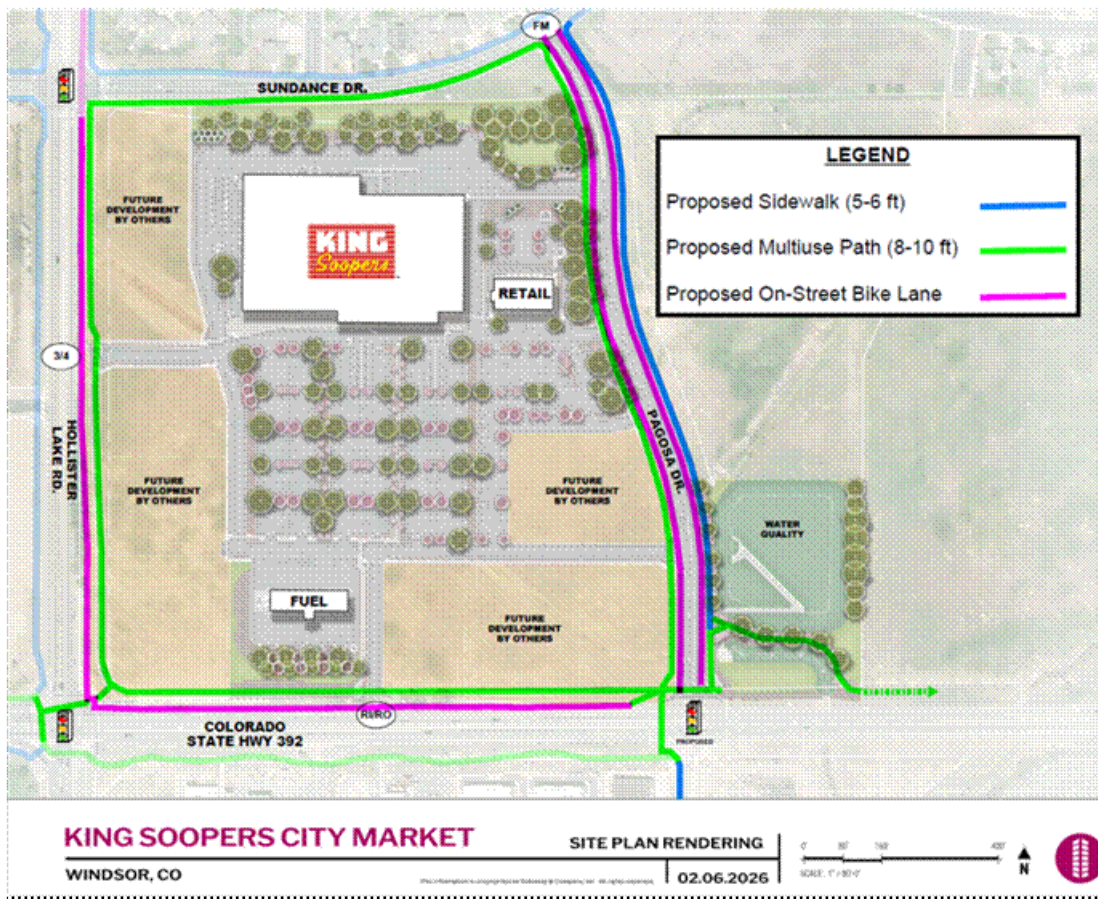
- Currently analyzing the southern leg of this intersection, roundabout and surrounding road network with CDOT.
- SH 392 will be widened and improvements made to the intersection of Hollister Lake Rd/SH 392.



Initial Vehicular Circulation Improvements

Trail System

The ten-foot-wide multi-use sidewalk/trail will parallel SH 392 and Hollister Lake Road, consistent with the Town's Trail System Master Plan. In addition, the developer will provide an off-site interim 10-foot-wide gravel trail connection from the eastern boundary of the property along SH 392 to the Great Western Trail.



Initial Bicycle and Pedestrian Improvements

5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.

The subdivision can be adequately served by utilities. The subdivision's utilities will tie into and expand the existing infrastructure and are proposed in accordance with Town Design Criteria and Construction Specifications, and other utility provider requirements.

6. Compatibility with adjacent uses.

Adjacent Zoning

The subject subdivision is zoned LI (Limited Industrial). The proposed subdivision includes 13 commercial lots with tracts for future development, open space, and open space/drainage, to be maintained by a business association. Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	SF-1 (Single Family Residential-One)	Single family residential – Winter Farm 1 st Filing (Peakview)
East	LI (Limited Industrial)	Undeveloped
South	GC (General Commercial)	Commercial center – East Pointe Subdivision
West	GC	Commercial center – Greenspire Subdivision (improved / pad sites under review)

The approved Large Retail Establishment Major Site Plan includes the site-specific characteristics that demonstrate compatibility between the commercial and residential neighborhood to the north, as well as compatibility with the commercial developments to the west and south. Transportation improvements, as described within this memorandum, have been designed for compatibility between

adjacent properties and uses, as well as compatibility with the surrounding community.

7. Compatibility with preliminary major subdivision. This criterion is not applicable to this application because the preliminary-final major subdivision application was combined, as permitted for commercial and industrial subdivision applications.

Notifications

Mineral Rights Notification. Notifications to the mineral rights interests were mailed by the applicant, in accordance with C.R.S., requiring a 30-day notification prior to the public hearing for the initial development application (Major Subdivision).

- January 30, 2026 – Affidavit of mailing to mineral rights owners (30-day notification of public hearing).

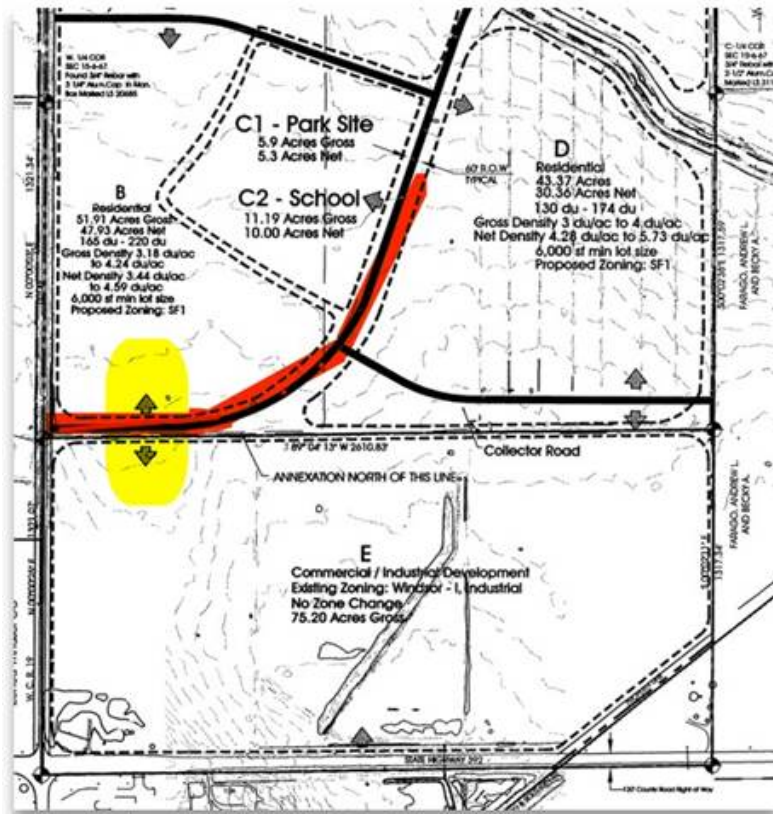
Town Municipal Code. Notifications for the Major Subdivision public hearing were as follows:

- January 30, 2026 – Notice posted to Town's website
- March 7, 2026 – Legal ad published in the Greeley Tribune newspaper
- March 7, 2026 - Affidavit of mailing to property owners within 500 feet
- February 20, 2026 - Signs posted on the property

Mailings for most surrounding property owners were mailed on January 31, 2026; however, some addresses were not included in the 500' boundary queried and therefore, the public hearings needed to be reset to March 18 and March 23, readvertized, and mailings sent to all property owners within the 500' radius. The new hearing dates were also announced at the Town Board meeting of March 9, 2026.

There have been several inquiries regarding the status of the project or requests for more information.

There were three neighbors who spoke at the Planning Commission meeting of March 4, 2026. Two neighbors had traffic circulation concerns, and one neighbor spoke in support of the development. Of the two who spoke about traffic concerns, both asked if a cul-de-sac was ever considered or one could be proposed on Sundance Drive or Pagosa Drive. The Town's Transportation Engineer addressed the Commission, stating that the existing stub on Pagosa Drive was designed for the north-south connection, and has been shown in the Town's Transportation Master Plan for over 20 years. It is also shown on the neighborhood's master plan (see below). Sundance Dr. and Pagosa Dr. are collector roadways, significant roadways to provide connectivity in town. These roadways carry more traffic than a local street and are not suitable for a cul-de-sac/dead end design. Below is an image from the Winter Farm Master Plan.



Financial Impact:

The proposed subdivision is bordered on three sides by existing development within the town. The development will enhance local services, addressing long-standing concerns from residents about the town's primary grocery store. Studies show that Windsor residents often shop for groceries and retail items elsewhere, resulting in fiscal losses. This new store aims to reduce that leakage and support the town financially.

According to the 10-year net fiscal benefit analysis from the Town's Economic Development staff, the 10-year net fiscal benefit of the grocery store (King Soopers) to the Town will be \$22,561,483. The pad sites would add an additional benefit to the Town of \$6,417,341 for this period.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

The application is also consistent with the Strategic Plan's guiding principles, particularly the following:

- **Fiscal Responsibility** — Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.

Staff Comment: The subdivision improvements will be constructed by the developer and improvements made that are above and beyond the impacts created by the development may be eligible for reimbursement from the Town. The roadway, trail, bicycle, and sidewalk connections provide essential connections to adjacent existing infrastructure. These connections are components of the Town's long-range plans for future generations, such as the Town's Transportation Master Plan and Trails System

Master Plan.

- **Quality of Life** — *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.*

Staff comment: The subdivision adds vehicle, bicycle, and pedestrian connectivity to this undeveloped segment of land within the Town. The development will add improved infrastructure such as bicycle lanes, sidewalks, crosswalks, and multi-use sidewalk/trail connections to increase residents' quality of life by connecting residents to adjacent commercial services, neighborhoods, and recreational opportunities.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval for the Windsor Industrial Park Major Subdivision as presented, subject to any referral agency, Planning Commission, and staff comments being addressed.

CC:

Nate Abbott, Project Manager, Galloway & Company
Scott Ballstadt, Director of Planning
Com Dev staff - Engineering, Planning, Economic Development

Attachments:

1. Staff Presentation - Windsor Industrial Park Sub
2. Applicant Project Narrative
3. Major Subdivision - Project Rendering
4. Major Subdivision Plat Exhibit
5. Prelim-Final Subdivision Plat
6. Econ Dev Appendix - Exhibit



Preliminary- Final Major Subdivision

Windsor Industrial Park
Major Subdivision

Carlin Malone, Planning Manager

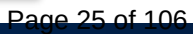
Planning Commission ~ March 18, 2026



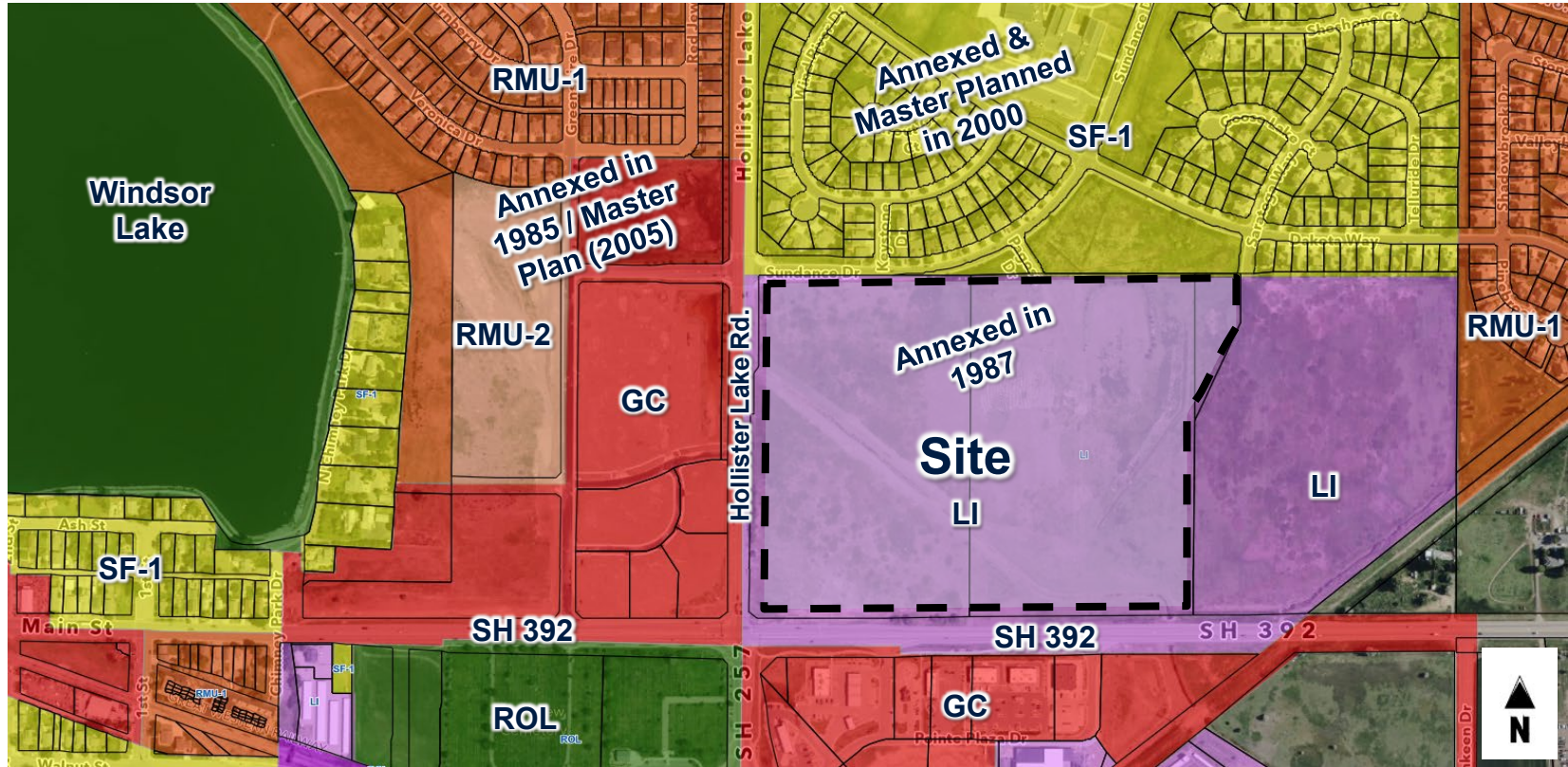
Subdivision

Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.



Zoning Map



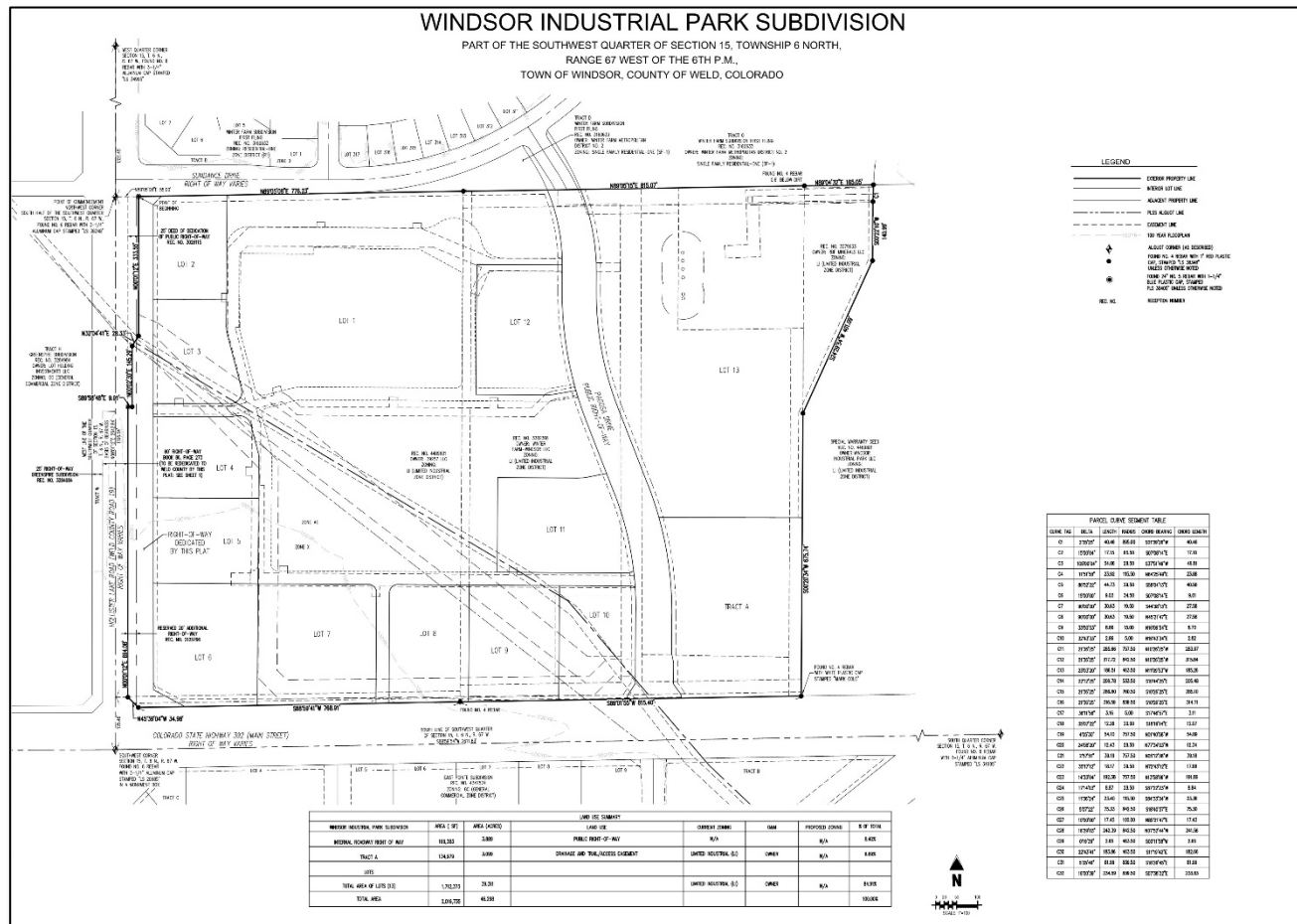
Subdivision Review Criteria

1. The proposal complies with the Comprehensive Plan's goals and policies, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision.



~46.3 acres total

- 13 proposed lots (39.11 acres)
- 3.1-acre tract ~ drainage and trail/access easement
- 3.89 acres public right-of-way
- Primary access points along SH 392 / Hollister Lake Rd / Pagosa Dr





Major Subdivision

- The Major Subdivision (**public hearing**) *does not* include requirements for architecture and other design elements, such as number of parking spaces, that are site-specific requirements of a site plan application.
- A Large Retail Establishment Major Site Plan application was submitted concurrently for review. Requires approval by the Town Board (**not a public hearing**). **Approved on March 9, 2026.**
- The Major Subdivision *does* include pedestrian connections, vehicular access and other associated public improvements:
 - 8-ft sidewalks on adjacent public right-of-way and key internal pedestrian connections to public ROW, crosswalks, etc.
 - Landscaping requirements
 - Maintenance. Adjacent ROW and common areas maintained by an association.





Phasing

- Transportation improvements will be constructed in phases, dependent on traffic warrants and CDOT approvals.
- The Applicant team and Windsor Staff are working with CDOT to coordinate and evaluate additional phased improvements and the widening of Main St/SH 392.
- Applicant and staff are evaluating the southern leg of the Main St/SH 392 & Pagosa Dr intersection, the roundabout, and surrounding road network.
- Main St/SH 392 will be widened and improvements made to the intersection of Hollister Lake Rd/Main St.
- The initial phase will occur with the development of Lot 1.

Landscaping

- 13 proposed lots (39.11 acres)
- 20% landscape requirement for individual commercial lots.
- 3.1-acre tract ~ drainage and trail/access easement + water quality





Comprehensive Plan Conformance

The application is consistent with the following goals and policies of the Comprehensive Plan:

Chapter 5 – Goals & Policies - *Growth & Regional Collaboration*

Chapter 5 – Goals & Policies – *Economic Development*

Chapter 5 – Goals & Policies – *Transportation and Mobility*

Chapter 5 – Goals & Policies – *Parks, Recreation, Open Space & Trails*



Major Subdivision

- Total Project Investment: \$43,000,000
- 375 new jobs, average salary \$50,000
- Operational by 2027

10-year Net Fiscal Benefit to the Town
\$22,561,483

Lot 1

- Total Project Investment: \$20,000,000
- 128 new jobs, average salary \$44,000
- Restaurant sales tax reimbursement begins at King Soopers grocery store Certificate of Occupancy (CO)
- Offsite Improvements (traffic signal) Reimbursement due after installation is completed.

10-year Net Fiscal Benefit to the Town
\$6,417,341

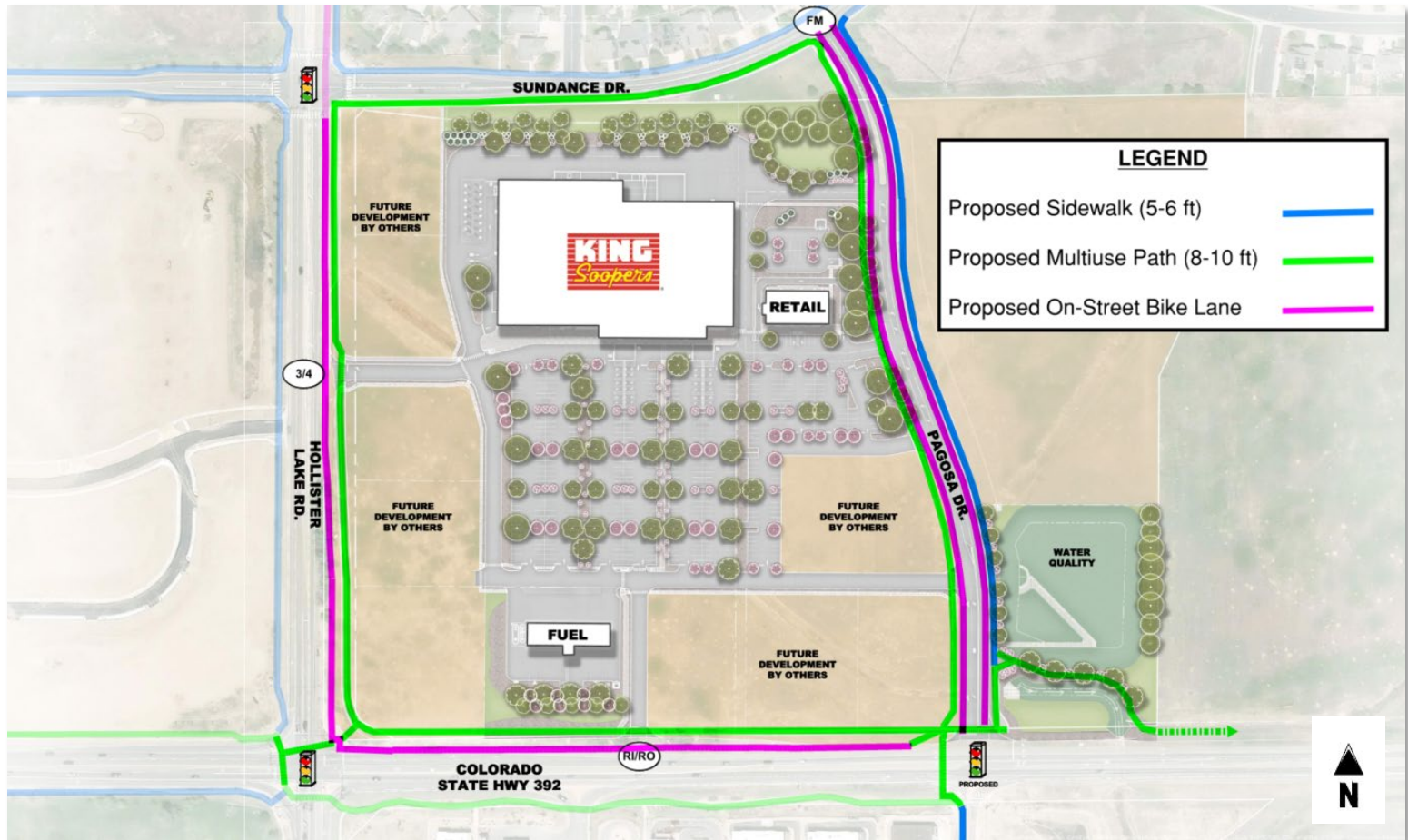
Lots 2-13



Vehicular Connectivity



Pedestrian/Bicycle Connectivity





Strategic Plan Conformance

The application is consistent with the Strategic Plan Mission Statement, Fiscal Responsibility Guiding Principle, and Quality of Life Guiding Principle:

Mission Statement: *The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.*

Guiding Principles:

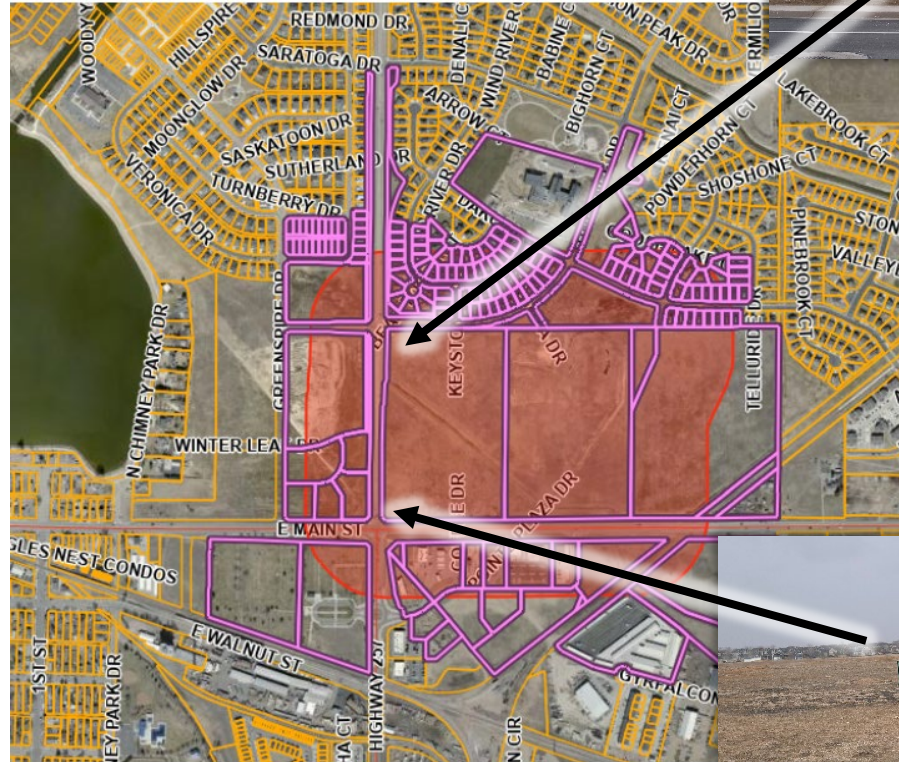
- Fiscal Responsibility
- Quality of Life



Mineral Rights & Public Notification

Notifications for this hearing were provided as follows:

- January 30, 2026 – Affidavit of mailing to mineral rights owners (30-day notification required)
- January 30, 2026 – posted on Town's website
- March 7, 2026– published ad in newspaper
- March 7, 2026 - Affidavit of mailing to property owners within 500 feet
- February 20, 2026 – Signs posted on property



(1" = 800')

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Preliminary-Final (“Final”) Major Subdivision, subject to any outstanding referral agency, Planning Commission, and staff comments being addressed.



Record

Staff requests that the following be entered into the record:

- Final Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation



Subdivision Review Criteria (Recap)

1. The proposal complies with the Comprehensive Plan's goals and policies, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision.



Thank You

Questions?

May 23, 2025

John Thornhill, Director
Town of Windsor, Colorado
Community Development
301 Walnut St., Windsor, CO 80550

RE: Windsor Marketplace – Project Narrative: Site Plan and Subdivision Plat initial submittal

The subject property is comprised of three parcels (080715300008, 080715000056 and 080715300006) totaling approximately 47.531 acres on undeveloped land at the northeast corner of Hollister Lake Road and Colorado State Highway 392 (Main Street). The subject properties are located within the Town of Windsor and are zoned Limited Industrial (LI). Per Section 16-1-130 of the Town of Windsor Municipal Code (“Code”), any use otherwise permitted in the General Commercial (GC) District is a permitted use by right in the LI zone district. According to Section 16-1-120.C.1 of the Code a number of uses are permitted by right within the GC zone district including, but not limited to, grocery stores and supermarkets, gasoline service stations and drive-in restaurants. Per Section 15-7-10 of the Code, large retail establishments occupying more than 50,000 square feet shall require the approval by the Town Board in compliance with Article VII of the Code.

The proposed development will bring a much-needed grocery store to the area along with anticipated retail and food-service options to the neighboring communities. An approximately 124,000 square foot grocery store + drive-up pharmacy is being proposed along with an approximately 10,000 square-foot retail building with a drive-through window and associated drive-through lane. Additionally, a retail fuel station with nine (9) multi-product dispensers and small employee-only pay kiosk is proposed along CO-392.

The proposed development will tie into the anticipated infrastructure improvements to include water, wastewater stormwater and power and gas extensions. Site access is proposed via a signalized full-movement access on CO-392 at the existing $\frac{3}{4}$ movement access for the development to the south, a right-in/right-out (RIRO) access on CO-392, a $\frac{3}{4}$ access on Hollister Lake Rd, and a full movement access on Sundance Dr at Pagosa Dr.

Concurrent with the Site Plan application, a subdivision plat application is being submitted for review. In addition to the grocery store, drive-through retail building and retail fuel station, nine (9) outlots are being proposed as part of the subdivision process and will allow for future retail growth within the overall project. Right of way shall be dedicated along the proposed Pagosa Drive extension. Tract C shall be reserved for a stormwater detention facility. Lots 13 and 14 as shown on the subdivision plat will either be platted as individual lots, or a Tract to be subdivided and developed in the future.

John Law Ditch – West Tributary (JLD-WT) runs from west to east through the subject property. Galloway has provided hydraulic analyses in support of a Conditional Letter of Map Revision (CLOMR) to the Federal Emergency Management Agency (FEMA) for the reach of JLD-WT within the development site. Galloway is currently working with FEMA on their review of FEMA Case#24-08-0627R.



King Soopers#164
Windsor Marketplace – Hollister Lake Road & CO-392
May 23, 2025

We look forward to working with the Town of Windsor on a successful project. Please don't hesitate to contact me directly with any questions.

Sincerely,
GALLOWAY

Nathan Abbott
Principal, Sr. Development Services PM
NathanAbbott@GallowayUS.com

cc: Phil Dalrymple PE, Erland Mowinckel PE, Reade Roselles PLS

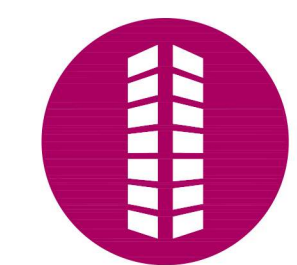
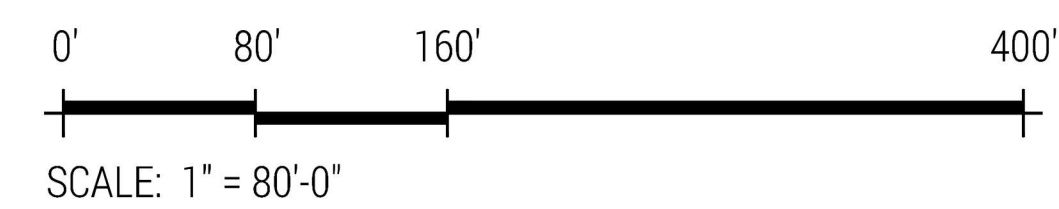


KING SOOPERS CITY MARKET

WINDSOR, CO

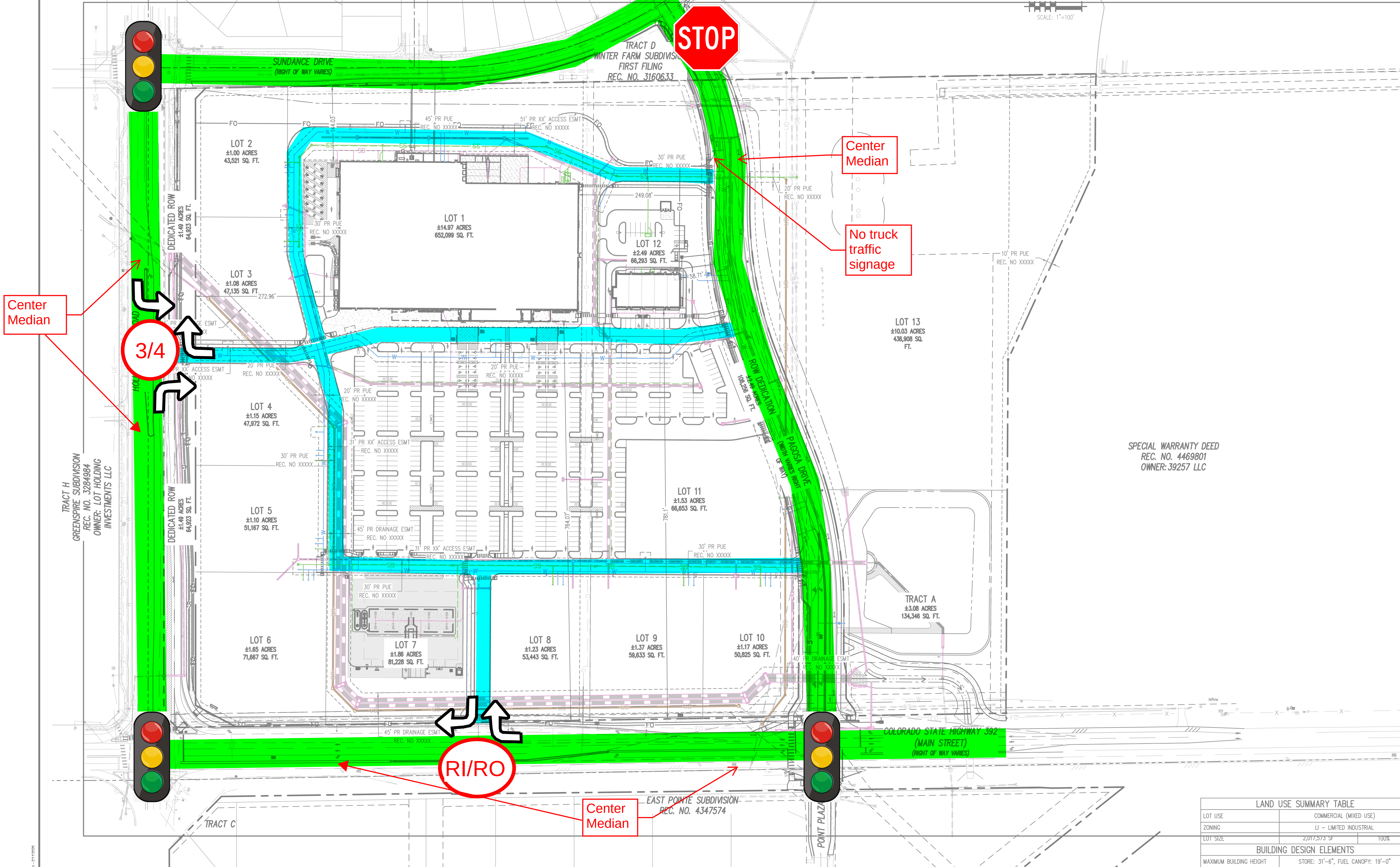
SITE PLAN RENDERING

02.06.2026



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WINDSOR INDUSTRIAL PARK SUBDIVISION, KING SOOPERS MARKETPLACE #164, SITE PLAN



LOT 1 – SITE DEVELOPMENT PLAN DATA TABLE				
PARKING CALCULATIONS				
USE: RETAIL – 1 SPACE PER 250 SF OF GLA				
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED	
LOT 1 (652,099 SF)	123,000 SF	STANDARD = 483 SPACES	487 SPACES	
		HC = 9 SPACES	24 SPACES	
		PICKUP = NO REQ	15 SPACES	
		TOTAL (1/250 GLA) = 492 SPACES	526 SPACES	
		CART CORRAL (1/100 PARKING STALLS = 5 CART CORRALS, NOT INCLUDED IN PROVIDED PARKING CALCULATION	29 CART CORRALS	
		BICYCLE = NO REQ	12 SPACES	
LAND USE				
BUILDING & TRASH ENCLOSURE			123,000 SF	18.86%
SIDEWALK & PATIO			24,924 SF	3.82%
PARKING & DRIVE AREA			367,089 SF	56.29%
PRIVATE STREET			0 SF	0.00%
LANDSCAPE AREA			137,136 SF	21.03%

LOT 12 - SITE DEVELOPMENT PLAN DATA TABLE				
PARKING CALCULATIONS				
USE: RETAIL - 1 SPACE PER 250 SF OF GLA				
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED	
LOT 12 (66,293 SF)	8,240 SF	STANDARD = 31 SPACES	22 SPACES	
		HC = 2 SPACES	2 SPACES	
		PICKUP = NO REQ	0 SPACES	
		TOTAL (1/250 GLA) = 33 SPACES	24 SPACES (OVERPARKING FROM LOT 1 TO BE UTILIZED TO MEET REQUIREMENT)	
		CART CORRAL (1/100 PARKING STALLS = 1 CART CORRAL, NOT INCLUDED IN PROVIDED PARKING CALCULATION)	0 CART CORRALS (CART CORRALS TO BE SHARED WITH LOT 1 TO MEET REQUIREMENT)	
		BICYCLE = NO REQ	0 SPACES	
LAND USE				
BUILDING & TRASH ENCLOSURE		8,240 SF (BUILDING) + 273 SF (TRASH ENCLOSURE) = 8,513 SF		12.84%
SIDEWALK & PATIO		2,708 SF		4.08%
PARKING & DRIVE AREA		23,090 SF		34.83%
PRIVATE STREET		0 SF		0.00%
LANDSCAPE AREA		31,982 SF		48.25%

LOT 7 - SITE DEVELOPMENT PLAN DATA TABLE				
PARKING CALCULATIONS				
USE: RETAIL - 1 SPACE PER 250 SF OF GLA				
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED	
LOT 7 (81,228 SF)	173 SF	STANDARD = 1 SPACES	3 SPACES	
		HC = 1 SPACES	1 SPACES	
		PICKUP = NO REQ	0 SPACES	
		TOTAL (1/250 GLA) = 2 SPACES	4 SPACES	
		CART CORRAL - NO REQ, NOT INCLUDED IN PROVIDED PARKING CALCULATION	0 CART CORRALS	
		BICYCLE = NO REQ	0 SPACES	
LAND USE				
BUILDING & TRASH ENCLOSURE			173 SF (KIOSK) + 133 SF (TRASH ENCLOSURE) = 241 SF	0.30%
SIDEWALK & PATIO			1,454 SF	1.79%
PARKING & DRIVE AREA			41,374 SF	50.93%
PRIVATE STREET			0 SF	0.00%
LANDSCAPE AREA			38,159 SF	46.97%

LAND USE SUMMARY TABLE		
LOT USE	COMMERCIAL (MIXED USE)	
ZONING	LI - LIMITED INDUSTRIAL	
LOT SIZE	2,017,574 SF	100%
BUILDING DESIGN ELEMENTS		
MAXIMUM BUILDING HEIGHT	STORE: 31'-6", FUEL CANOPY: 19'-0"	
	SQUARE FOOTAGE	ACREAGE
LOT 1	652,099	14.97
LOT 2	43,521	1.00
LOT 3	47,135	1.08
LOT 4	47,972	1.15
LOT 5	51,167	1.10
LOT 6	71,867	1.65
LOT 7	81,228	1.86
LOT 8	53,443	1.23
LOT 9	59,633	1.37
LOT 10	50,825	1.17
LOT 11	66,653	1.53
LOT 12	66,293	1.52
LOT 13	436,908	10.03
DEDICATED ROW	64,923	1.49
DEDICATED ROW	134,346	3.08
TRACT A	108,256	2.49
TOTAL	2,017,574	46.32
PUBLIC ROAD IMPROVEMENTS		
PAGOSA DRIVE	TOTAL LINEAR FEET OF NEW ROAD CONSTRUCTION	
	1,495 FEET	

SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING RIGHT OF WAY BOUNDARY LINE
	PROPOSED RIGHT OF WAY BOUNDARY LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED SAWCUT LINE
	PROPOSED SWALE
	SITE TRIANGLE
	ADA PATH OF TRAVEL
	EXISTING BOUNDARY SECTION
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED CURB AND GUTTER (SPILL)
	EXISTING EDGE OF ASPHALT
	EXISTING FENCE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED POND MAINTENANCE ACCESS ROAD
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	PARKING COUNT
	PROPOSED BIKE LANE SYMBOL
	PROPOSED ADA PARKING SYMBOL
	PROPOSED DETECTABLE WARNING TRUNCATED DOMES
	PROPOSED CART CORRAL
	PROPOSED BIKE RACK
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	PROPOSED SITE LIGHTING
	EXISTING PAD MOUNTED TRANSFORMER
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED GREASE TRAP
	EXISTING STORM SEWER STRUCTURE
	EXISTING STORM SEWER INLET
	EXISTING STORM SEWER FLARED END SECTION
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER FLARED END SECTION
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING UTILITY POLE

- NOTE:
- THE SIZE, TYPE, AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 - REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY, EASEMENT AND ROADWAY CENTERLINE INFORMATION.
 - BUILDING POINTS ARE AT CORNERS OF NOMINAL BUILDING FOOTPRINTS. CONTRACTOR SHALL CONFIRM ALL BUILDING CORNERS AND DIMENSIONS WITH ARCHITECT PRIOR TO CALLING FOR STAKES.
 - ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
 - CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER AND ARCHITECT PRIOR TO STAKING BUILDING COORDINATES.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
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WINDSOR INDUSTRIAL PARK SUBDIVISION
KING SOOPERS MARKETPLACE #164
SITE PLAN

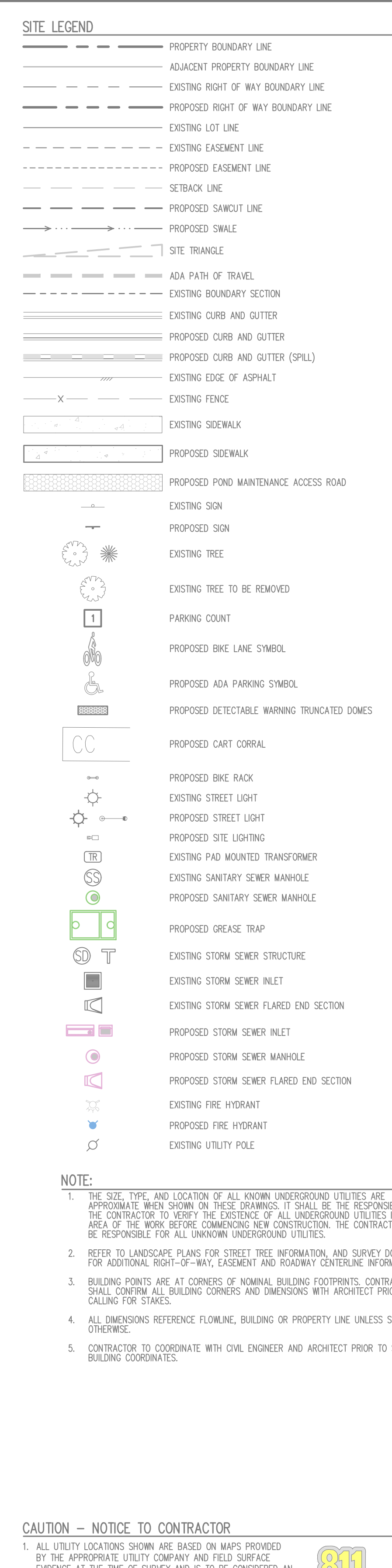
HWY 392 AND HOLLISTER LAKE ROAD
WELD COUNTY, CO 80550

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
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15			
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17			
18			
19			
20			

Project No: KSS0164
Drawn By: CJM
Checked By: PJD
Date: 10/10/2025

OVERALL SITE PLAN

C2.0
SHEET 14 OF 172



LOT 12 - SITE DEVELOPMENT PLAN DATA TABLE			
PARKING CALCULATIONS			
USE: RETAIL - 1 SPACE PER 250 SF OF GLA			
LOT (SF)	BLDG (SF)	REQUIRED	PROVIDED
		STANDARD = 31 SPACES	22 SPACES
		HC = 2 SPACES	2 SPACES
		PICKUP = NO REQ	0 SPACES
LOT 12 (66,293 SF)	8,240 SF	TOTAL (1/250 GLA) = 33 SPACES	24 SPACES (OVERPARKING FROM LOT 1 TO BE UTILIZED TO MEET REQUIREMENT)
		CART CORRAL (1/100 PARKING STALLS = 1 CART CORRAL, NOT INCLUDED IN PROVIDED PARKING CALCULATION)	0 CART CORRALS (CART CORRALS TO BE SHARED WITH LOT 1 TO MEET REQUIREMENT)
		BICYCLE = NO REQ	0 SPACES
LAND USE			
BUILDING & TRASH ENCLOSURE		8,240 SF (BUILDING) + 273 SF (TRASH ENCLOSURE) = 8,513 SF	12.64%
SIDEWALK & PATIO		2,708 SF	4.08%
PARKING & DRIVE AREA		23,090 SF	34.83%
PRIVATE STREET		0 SF	0.00%
LANDSCAPE AREA		31,982 SF	48.25%

LAND USE SUMMARY TABLE			
LOT USE	COMMERCIAL (MIXED USE)		
ZONING	U - LIMITED INDUSTRIAL		
LOT SIZE	2,017,575 SF		100%
BUILDING DESIGN ELEMENTS			
MAXIMUM BUILDING HEIGHT	STORE: 31'-6", FUEL CANOPY: 19'-0"		
	SQUARE FOOTAGE	ACREAGE	
LOT 1	652,099	14.97	
LOT 2	43,521	1.00	
LOT 3	471,355	1.08	
LOT 4	47,932	1.15	
LOT 5	51,167	1.10	
LOT 6	71,687	1.65	
LOT 7	81,228	1.86	
LOT 8	53,443	1.23	
LOT 9	59,633	1.37	
LOT 10	50,825	1.17	
LOT 11	66,653	1.53	
LOT 12	66,293	1.52	
LOT 13	436,908	10.03	
DEDICATED ROW	64,923	1.49	
DEDICATED ROW	64,923	1.49	
TRACT A	134,346	3.08	
ROW DEDICATION (PAGOSA DRIVE)	108,256	2.49	
TOTAL	2,017,574	46.32	
PUBLIC ROAD IMPROVEMENTS			
	TOTAL LINEAR FEET OF NEW ROAD CONSTRUCTION		
PAGOSA DRIVE	1,495 FEET		

[illegible]

Project No:	KSS0164
Drawn By:	CJM
Checked By:	PJC
Date:	10/10/2023

C2.0

SHEET 14 OF 172

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M.,
STATE OF COLORADO, TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

THAT/THOSE PORTION(S) OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N89°05'08"E, ALONG SOUTH LINE OF WINTER FARM SUBDIVISION, FIRST FILING, AS RECORDED MARCH 10, 2004 UNDER INSTRUMENT NUMBER 3160633 IN THE OFFICE OF THE WELD COUNTY, COLORADO CLERK AND RECORDER, A DISTANCE OF 55.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLLISTER LAKE ROAD, ACCORDING TO THAT DEED RECORDED JANUARY 22, 2003 UNDER INSTRUMENT NUMBER 3026115 IN THE OFFICE OF THE WELD COUNTY, COLORADO CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE N89°05'15"E, ALONG THE SOUTH LINE OF SAID WINTER FARM SUBDIVISION, FIRST FILING, A DISTANCE OF 815.07 FEET AND AGAIN N89°04'32"E, A DISTANCE OF 165.05 FEET, AS MONUMENTED, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 02°35'25"; THE LONG CHORD OF WHICH BEARS S01°39'26"W, A DISTANCE OF 40.46 FEET;

THENCE S89°01'55"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 815.40 FEET, AND AGAIN S88°59'41"W, A DISTANCE OF 768.91 FEET, AND AGAIN N45°39'04"W, A DISTANCE OF 34.98 FEET, AS MONUMENTED, TO A POINT ON THE EAST RIGHT-OF-WAY OF AFOREMENTIONED HOLLISTER LAKE ROAD;

- 1) N00°01'12"E, A DISTANCE OF 694.08 FEET;
- 2) S89°58'48"E, A DISTANCE OF 9.91 FEET;
- 3) N00°02'30"E, A DISTANCE OF 145.29 FEET;
- 4) N32°04'41"E, A DISTANCE OF 28.33 FEET;
- 5) N00°01'12"E, A DISTANCE OF 333.55 FEET, TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED WINTER FARM SUBDIVISION, FIRST FILING, AND THE POINT OF BEGINNING.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

DILLON COMPANIES, LLC, A KANSAS LIMITED LIABILITY COMPANY

STATE OF)
)SS
COUNTY OF)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ____/____/____

NOTARY PUBLIC

LIENHOLDER:

STATE OF COLORADO)
)SS
COUNTY OF WELD)

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ____/____/____

NOTARY PUBLIC

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENTS, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.



DILLON COMPANIES, LLC,
A KANSAS LIMITED LIABILITY
COMPANY
RICK J. LANDRUM

GALLOWAY & COMPANY
PHIL DALRYMPLE
5500 GREENWOOD PLAZA BLVD.
SUITE 200
GREENWOOD VILLAGE, CO 80111

GALLOWAY & COMPANY, LLC
 READE COLIN ROSELLES
 5235 RONALD REAGAN BLVD
 SUITE 200
 JOHNSTOWN, CO 80534

APPROVED THIS _____ DAY OF _____, 2026

APPROVED THIS _____ DAY OF _____, 2026.

DIRECTOR OF PLANNING

DIRECTOR OF PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 2026

APPROVED THIS _____ DAY OF _____, 2026.

DIRECTOR OF ENGINEERING

TOWN MANAGER

CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

OWNER NAME (PRINT)

SIGNATURE

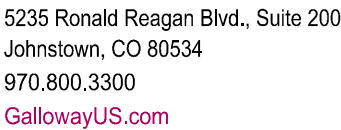
DATE _____

1. BASIS OF BEARING: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15 AS HAVING AN ASSUMED BEARING OF N 0° 0' 01" 12" E, MONUMENTED ON THE SOUTH BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED LS 20685 IN A MONUMENT BOX AND ON THE NORTH BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED LS 34995, AND WITH ALL BEARINGS RELATIVE THERETO.
2. THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON, IF NOTED. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
3. PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 08123C1482E, HAVING A REVISED DATE OF JANUARY 20, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE AE AND ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY: THE UNDERSIGNED SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.
5. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO ANY RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS NOR TO THE RIGHT TO GRANT THE SAME.
6. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, NOR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS PLAT. ALL CHANGES TO THIS PLAT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
7. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. SUCH STATEMENT IS SHOWN IN ACCORDANCE C.R.S. 13-80-105(3)(A), AND FOR NO OTHER PURPOSE.
8. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, LLC FOR ANY INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE. GALLOWAY & COMPANY LLC, RELIED UPON THE TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY, AS PROVIDED BY THE CLIENT. SUCH WAS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. 00504201-201-707-ES, WITH AN EFFECTIVE DATE OF JUNE 25, 2024, FIDELITY NATIONAL TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS000013-ES, WITH AN EFFECTIVE DATE OF JANUARY 30, 2025 AT 8:00 A.M. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS000012-ES, WITH AN EFFECTIVE DATE OF JANUARY 28, 2028 AT 8:00 A.M.
9. DIRECT DRIVEWAY ACCESS FROM ANY LOT TO STATE HIGHWAY 392 IS PROHIBITED. ALL ACCESS TO STATE HIGHWAY 392 SHALL OCCUR VIA PAGOSA DRIVE CONNECTING TO SUNDANCE DRIVE, AS PLATTED.
10. ANY/ALL INTERNAL ROADWAYS/DRIVES, IF COMMON TO MORE THAN ONE LOT, SHALL BE OWNED AND MAINTAINED BY THE BUILDING OWNERS' ASSOCIATION (BOA). ANY/ ALL ROADWAYS/DRIVES, IF UNIQUE TO A SPECIFIC LOT, SHALL BE OWNED AND MAINTAINED BY THE OWNER(S) OF SAID LOT ONLY.

I, READE COLIN ROSELLES, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **WINDSOR INDUSTRIAL PARK SUBDIVISION** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW, AND THAT THE SAME IS ACCURATELY REPRESENTED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS _____ DAY OF _____, 2026.

COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
FOR AND ON BEHALF OF GALLOWAY & COMPANY, LLC



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WINDSOR INDUSTRIAL PARK

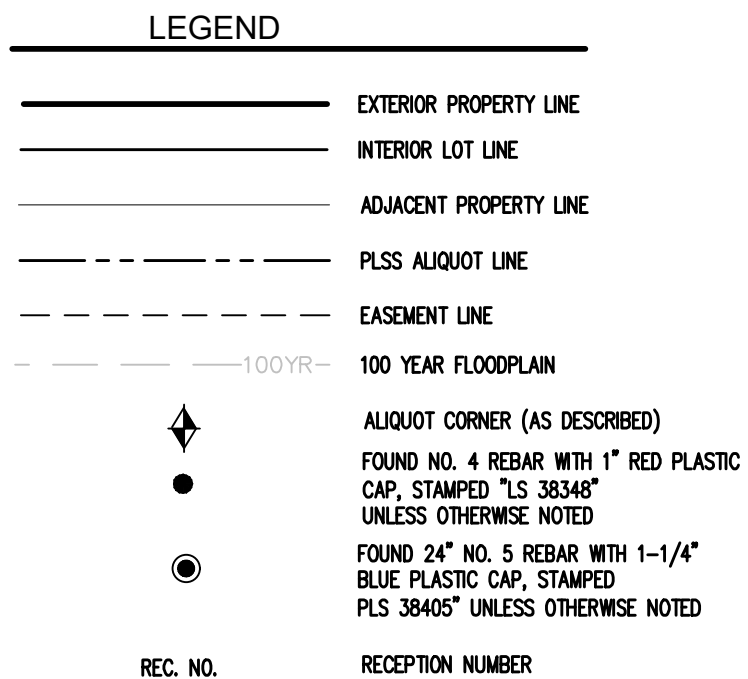
SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN
OF WINDSOR, COUNTY OF WELD, COLORADO

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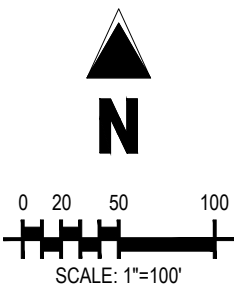
Project No:	KSS000164.10
Drawn By:	AN
Checked By:	RCR
Date:	5/20/2025

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO



PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23°35'25"	40.46	895.00	S09°38'26"W	40.46
C2	150°00"4"	17.15	65.50	S07°08'14"E	17.10
C3	105°00"4"	54.06	28.50	S37°51'46"W	46.81
C4	11°51'58"	23.92	115.50	N84°25'49"E	23.88
C5	86°52'22"	44.73	29.50	S56°04'13"E	40.56
C6	150°00"0"	9.03	34.50	S07°08'14"E	9.01
C7	90°00"0"	30.63	19.50	S44°38'13"E	27.58
C8	90°00"0"	30.63	19.50	N45°21'47"E	27.58
C9	33°50'53"	8.86	15.00	N16°09'54"E	8.73
C10	32°43'33"	2.86	5.00	N16°43'34"E	2.82
C11	21°36'25"	285.66	757.50	N10°26'25"W	283.97
C12	21°36'25"	317.72	842.50	N10°26'25"W	315.84
C13	23°30'20"	186.51	463.50	N11°09'53"W	185.26
C14	22°12'25"	206.78	533.50	S10°44'25"E	205.48
C15	21°36'25"	286.80	760.50	S10°26'25"E	285.10
C16	21°36'25"	316.59	839.50	S10°26'25"E	314.71
C17	31°41'56"	3.16	5.00	S17°46'57"E	3.11
C18	35°07'22"	12.26	20.00	S18°19'14"E	12.07
C19	4°05'30"	54.10	757.50	N01°40'36"W	54.09
C20	24°06'20"	12.43	29.50	N77°34'03"W	12.34
C21	2°57'51"	39.19	757.50	N05°51'26"W	39.18
C22	35°17'12"	18.17	29.50	N72°43'12"E	17.88
C23	143°30"4"	192.38	757.50	N13°58'06"W	191.86
C24	174°10'3"	8.87	29.50	S87°22'33"W	8.84
C25	11°36'24"	23.40	115.50	S84°33'34"E	23.36
C26	57°07'22"	75.33	842.50	S18°40'57"E	75.30
C27	107°00"0"	17.45	100.00	N85°21'47"E	17.43
C28	18°20'03"	242.39	842.50	N07°52'44"W	241.56
C29	01°19'39"	2.65	463.50	S00°11'58"W	2.65
C30	22°43'41"	183.86	463.50	S11°19'42"E	182.66
C31	53°36'46"	81.99	839.50	S18°26'45"E	81.96
C32	16°01'38"	234.59	839.50	S07°36'32"E	233.83

LAND USE SUMMARY							
WINDSOR INDUSTRIAL PARK SUBDIVISION	AREA (SF)	AREA (ACRES)	LAND USE	CURRENT ZONING	O&M	PROPOSED ZONING	% OF TOTAL
INTERNAL ROADWAY RIGHT OF WAY	169,383	3.889	PUBLIC RIGHT-OF-WAY	N/A		N/A	8.40%
TRACT A	134,979	3.099	DRAINAGE AND TRAIL/ACCESS EASEMENT	LIMITED INDUSTRIAL (L)	OWNER	N/A	6.69%
LOTS							
TOTAL AREA OF LOTS (13)	1,712,373	39.311		LIMITED INDUSTRIAL (L)	OWNER	N/A	84.91%
TOTAL AREA	2,016,735	46.298					100.00%



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PART OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN
OF WINDSOR, COUNTY OF WELD, COLORADO

[illegible]

Project No:	KSS000164.10
Drawn By:	AN
Checked By:	RCR
Date:	5/20/2025

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

	EXTERIOR PROPERTY LINE
	INTERIOR LOT LINE
	ADJACENT PROPERTY LINE
	PLESS ALIQUOT LINE
	EASEMENT LINE
	ACCESS EASEMENT LINE
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP, STAMPED "1.5 38484"
	UNLESS OTHERWISE NOTED
	FOUND 24" NO. 5 REBAR WITH 1-1/4" BLUE PLASTIC CAP, STAMPED
	PLS 38485" UNLESS OTHERWISE NOTED
REC. NO.	RECEPTION NUMBER
{DIM}	ALL EASEMENT DIMENSIONS ARE IN PARENTHESES EXCEPT FOR PUBLIC ACCESS EASEMENTS
{DIM}	ALL PUBLIC ACCESS EASEMENT DIMENSIONS ARE IN BRACKETS



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WINDSOR INDUSTRIAL PARK
SUBDIVISION

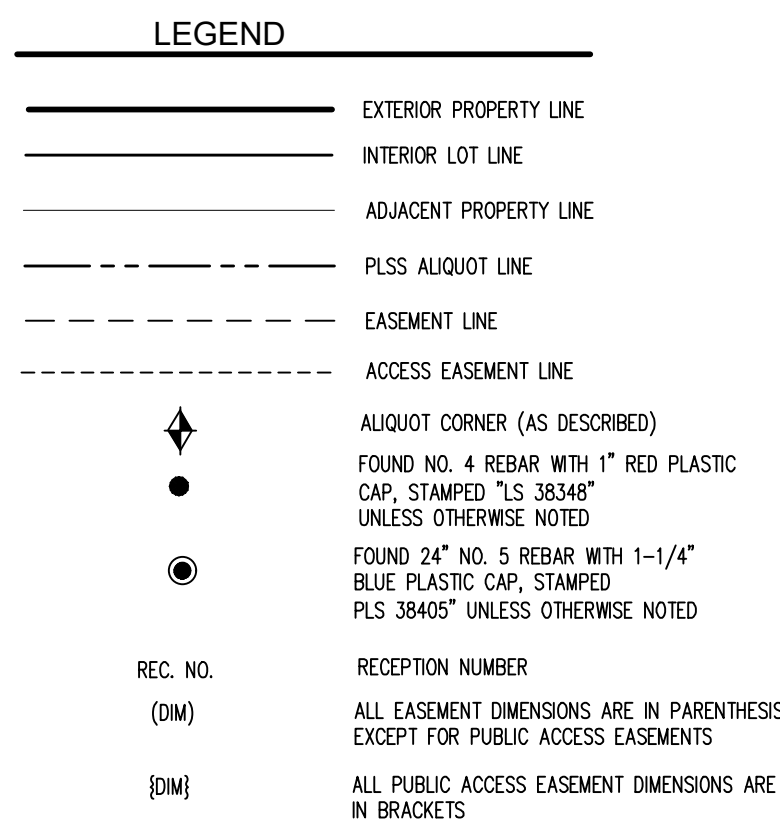
PART OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN
OF WINDSOR, COUNTY OF WELD, COLORADO

EASEMENT LINE TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L35)	S02°14'47"W	17.50
(L36)	N02°14'47"E	17.50
(L37)	S89°38'13"E	20.00
(L38)	S02°14'47"W	17.50
(L39)	S02°25'26"W	24.83
(L40)	N80°00'00"W	20.00
(L41)	N02°25'26"E	24.85
(L42)	N02°20'03"E	30.00
(L43)	S89°38'13"E	47.77
(L44)	N89°38'13"W	15.00
(L45)	N02°14'47"E	20.00
(L46)	S89°38'13"E	15.00
(L47)	N14°38'13"W	36.77
(L48)	S75°21'47"E	38.37
(L49)	N00°00'05"E	20.00
(L50)	S89°38'13"E	51.50
(L51)	N02°14'47"E	17.50
(L52)	S89°38'13"E	20.00
(L53)	S02°14'47"W	17.50
(L54)	N75°21'47"E	35.73
(L55)	N89°38'13"W	15.00
(L56)	N02°14'47"E	20.00
(L57)	S89°38'13"E	15.00
(L58)	N45°21'47"E	70.51
(L59)	N02°14'47"E	12.50
(L60)	S89°38'13"E	20.00
(L61)	S02°14'47"W	12.50
(L62)	N02°14'47"E	12.50
(L63)	S89°38'13"E	20.00
(L64)	S02°14'47"W	13.33
(L65)	S89°44'27"W	463.27
(L66)	N87°35'48"W	146.13
(L67)	S89°37°21"W	606.14
(L68)		16.12

EASEMENT CURVE TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CURVE BEARING	CURVE LENGTH
[C50]	90°00'00"	22.78	14.50	N44°38'13"W	20.51
[C51]	15°00'04"	17.15	65.50	N07°08'14"W	17.10
[C52]	90°08'41"	22.81	14.50	N30°26'04"E	20.53
[C53]	15°00'00"	22.12	84.50	N82°51'47"E	22.06
[C54]	10°00'00"	20.16	115.50	N85°21'47"E	20.13
[C55]	18°41'33"	9.62	29.50	N89°42'34"E	9.58
[C56]	23°21'30"	17.33	842.50	N16°01'38"E	37.13
[C57]	31°28'29"	16.20	29.50	S64°37'35"W	16.00
[C58]	10°00'00"	14.75	84.50	S85°21'47"W	14.73
[C59]	90°00'00"	15.71	10.00	N44°38'13"W	14.14
[C60]	90°00'00"	77.75	49.50	N45°21'47"E	70.00
[C61]	27°14'03"	14.02	29.50	S78°01'11"E	13.89
[C61]	90°00'00"	22.78	14.50	S45°21'47"W	20.51
[C62]	15°00'00"	30.24	115.50	S82°51'47"E	30.15
[C64]	89°51'19"	30.58	19.50	N59°33'56"W	27.54
[C65]	15°00'04"	9.03	34.50	N07°08'14"W	9.01

[illegible]

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO



NOTE: SEE SHEET 2 FOR CURVE TABLE

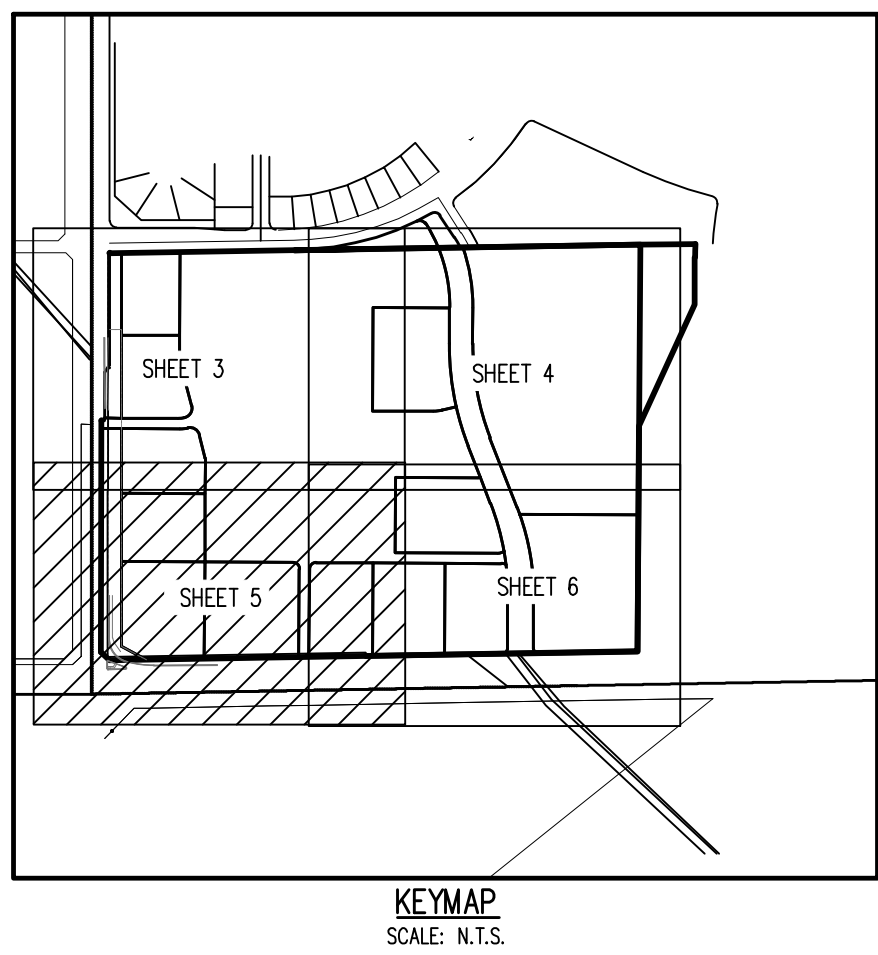
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(L36)	N02°14'47"E	17.50
(L37)	S89°38'15"E	20.00
(L38)	S02°14'47"W	17.50
(L39)	S02°25'26"W	24.83
(L40)	N89°00'00"W	20.00
(L41)	N02°25'26"E	24.85
(L42)	N02°29'03"E	30.00
(L43)	S89°38'15"E	47.77
(L44)	N89°38'15"W	15.00
(L45)	N02°14'47"E	20.01
(L46)	S89°38'15"E	15.00
(L47)	N14°38'13"W	36.77
(L48)	S75°21'47"W	38.37
(L49)	N00°00'00"E	20.00
(L50)	S89°38'15"E	51.50
(L51)	N02°14'47"E	17.50
(L52)	S89°38'15"E	20.00
(L53)	S02°14'47"W	17.50
(L54)	N75°21'47"E	35.73
(L55)	N89°38'15"W	15.00
(L56)	N02°14'47"E	20.01
(L57)	S89°38'15"E	15.00
(L58)	N45°21'47"E	70.51
(L59)	N02°14'47"E	12.50
(L60)	S89°38'15"E	20.00
(L61)	S02°14'47"W	12.50
(L62)	N02°14'47"E	12.50
(L63)	S89°38'15"E	20.00
(L64)	S02°14'47"W	13.33
(L65)	S89°14'27"W	463.27
(L66)	N87°53'48"W	146.13
(L67)	S89°37'21"W	606.14
(L68)	N02°14'47"E	16.12

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[C55]	18°41'33"	9.82	29.50	N89°42'34"E	9.58
[C56]	2°31'30"	37.13	842.50	N16°01'34"E	37.13
[C57]	31°28'25"	16.20	29.50	S64°37'35"W	16.00
[C58]	10°00'00"	14.75	84.50	S86°21'47"W	14.73
[C59]	90°00'00"	15.71	10.00	N44°38'13"W	14.14
[C60]	90°00'00"	77.75	49.50	N45°21'47"E	70.00
[C61]	27°41'03"	14.02	29.50	S76°01'11"E	13.89
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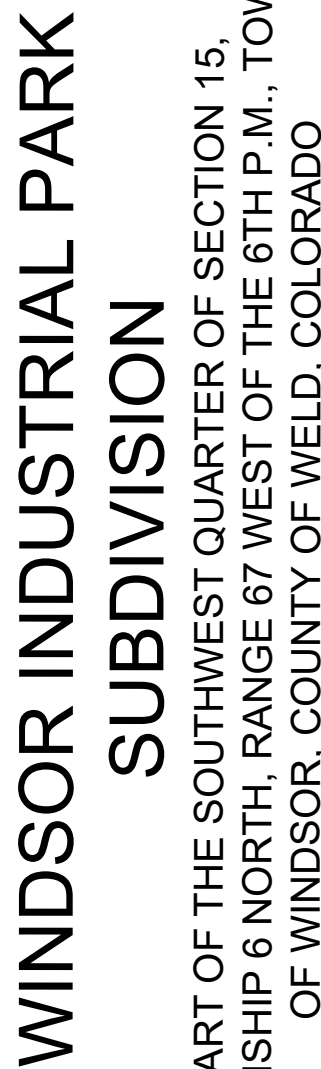
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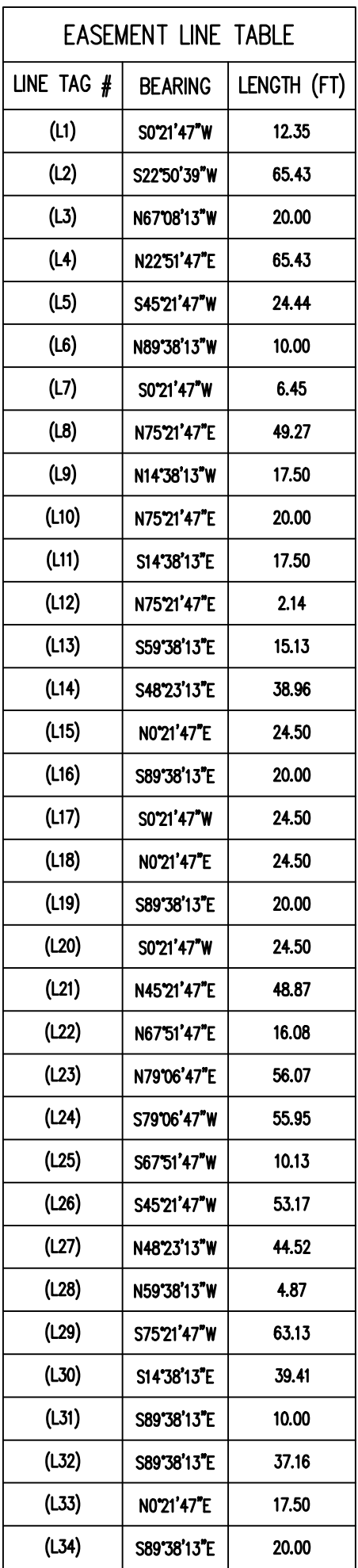
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Project No:	KSS000164.10
Drawn By:	AN
Checked By:	RCR
Date:	5/20/2025

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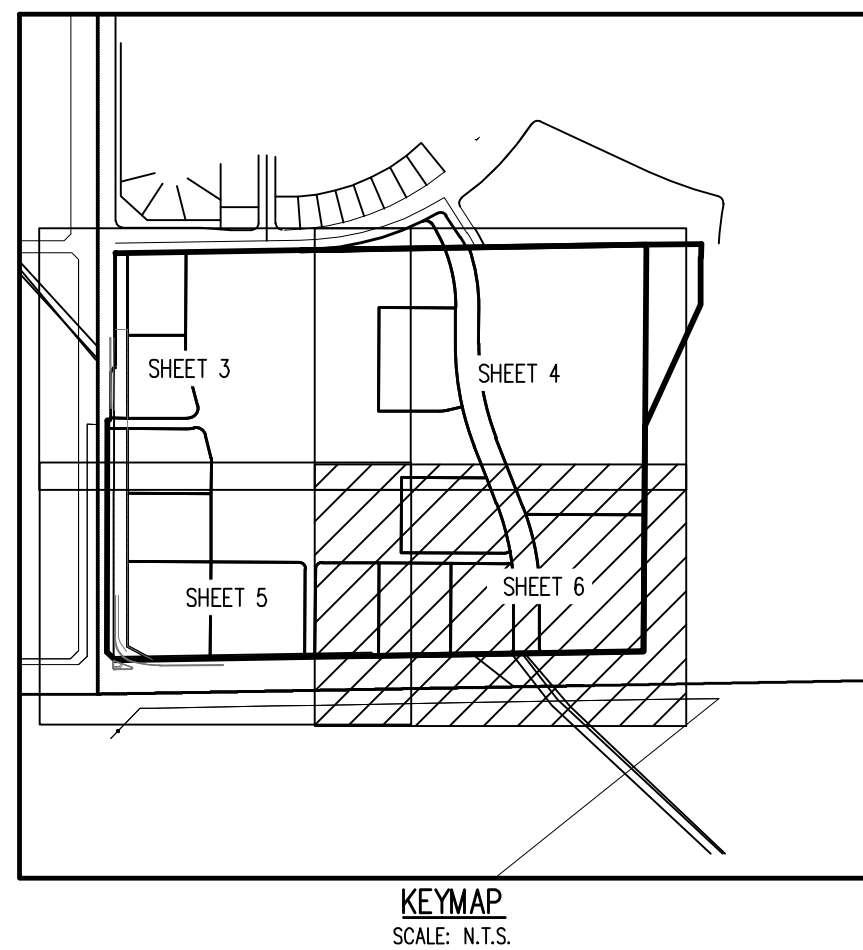
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PRELIMINARY

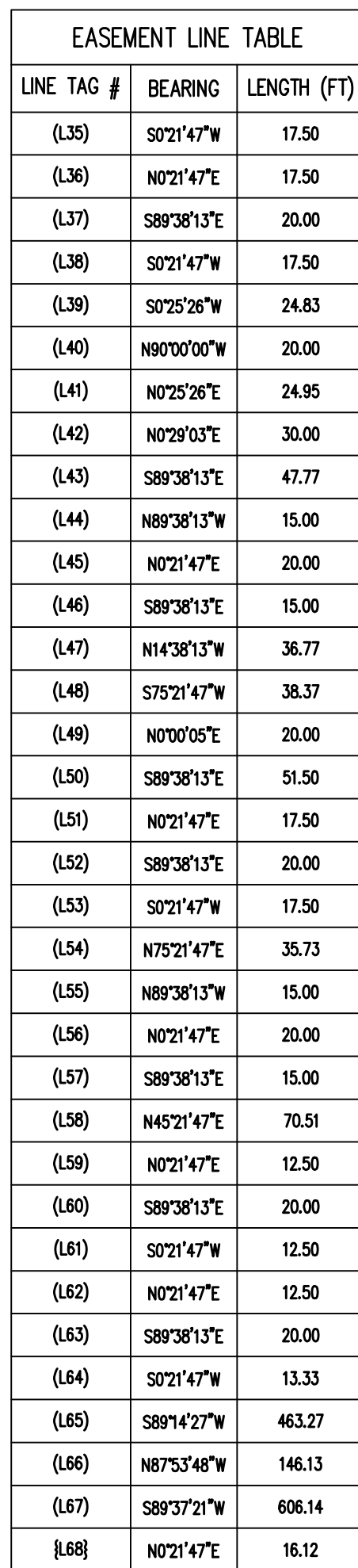
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TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN
OF WINDSOR, COUNTY OF WELD, COLORADO

Project No:	KSS000164.10
Drawn By:	AN
Checked By:	RCR
Date:	5/20/2025

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Appendix Slides



Economic Development Incentive Background

King Soopers Site Plan Approval

	2025 <i>Year 1</i>	2026 <i>Year 2</i>	2027 <i>Year 3</i>	2028 <i>Year 4</i>	2029 <i>Year 5</i>	2030 <i>Year 6</i>	2031 <i>Year 7</i>	2032 <i>Year 8</i>	2033 <i>Year 9</i>	<i>Total</i>
Net Fiscal Benefit										
(Gov't Revenues less Gov't Costs)										
Construction	\$888,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$888,675
Business Operations	\$0	\$2,730,522	\$2,729,245	\$2,729,245	\$2,729,245	\$2,729,245	\$2,729,245	\$2,729,245	\$2,729,245	\$21,835,236
On-Site Residents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-Site Employees	\$0	(\$25,427)	(\$19,572)	(\$19,572)	(\$19,572)	(\$19,572)	(\$19,572)	(\$19,572)	(\$19,572)	(\$162,429)
Visitor Impacts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Net Fiscal Benefit	\$888,675	\$2,705,095	\$2,709,673	\$2,709,673	\$2,709,673	\$2,709,673	\$2,709,673	\$2,709,673	\$2,709,673	\$22,561,483
Cumulative Net Fiscal Benefit	\$888,675	\$3,593,770	\$6,303,443	\$9,013,116	\$11,722,789	\$14,432,463	\$17,142,136	\$19,851,809	\$22,561,483	

10-year Net Fiscal Benefit to the Town \$22,561,483

Incentive Payoff: 2 years, 11 months



Windsor Industrial Park Subdivision – Pad Site Approvals

Net Fiscal Benefit

(Gov't Revenues less Gov't Costs)

Construction

Business Operations

On-Site Residents

Off-Site Employees

Visitor Impacts

Total Annual Net Fiscal Benefit

Cumulative Net Fiscal Benefit

	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	Total
Construction											
Business Operations	\$392,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392,208
On-Site Residents	(\$65,225)	\$690,702	\$690,582	\$690,582	\$690,582	\$690,582	\$690,582	\$690,582	\$690,582	\$690,582	\$6,150,130
Off-Site Employees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Visitor Impacts	(\$15,156)	(\$12,205)	(\$12,205)	(\$12,205)	(\$12,205)	(\$12,205)	(\$12,205)	(\$12,205)	(\$12,205)	(\$12,205)	(\$124,996)
Visitor Impacts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Net Fiscal Benefit	\$311,827	\$678,498	\$678,377	\$678,377	\$678,377	\$678,377	\$678,377	\$678,377	\$678,377	\$678,377	\$6,417,341
Cumulative Net Fiscal Benefit	\$311,827	\$990,325	\$1,668,702	\$2,347,079	\$3,025,456	\$3,703,833	\$4,382,210	\$5,060,587	\$5,738,964	\$6,417,341	

10-year Net Fiscal Benefit to the Town \$6,417,341

Estimated Incentive Payoff: 5 years, 1 month



MEMORANDUM

Date: March 18, 2026
To: Planning Commission
From: Carlin Malone, Planning Manager
Re: Recommendation to Town Board - Preliminary-Final Major Subdivision for Windsor Industrial Park Subdivision - Nathan Abbott, Project Manager, Galloway & Company, Inc., Applicant Representative on behalf of Dillion Companies LLC, Property Owner/Applicant
Item #: C.2.

Background / Discussion:

Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: March 18, 2026
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Preliminary Major Subdivision - Greenspire Subdivision 9th Filing - John Hall, Owner, Lot Holding Investments, LLC.; Abdul Barzak, Applicant/Authorized Representative, Ripley Design, Inc.
Item #: C.3.

Background / Discussion:

Executive Summary

The applicant, Mr. Abdul Barzak, Ripley Design Inc., has submitted an application on behalf of the property owner, Lot Holding Investments, LLC, represented by Mr. John Hall, for a preliminary major subdivision plat for the Greenspire Subdivision 9th Filing, located north of State Highway 392, east of Windsor Lake, and west of Greenspire Drive, in the Town of Windsor.

The proposed subdivision is zoned Residential Mixed Use-Two (RMU-2) and is approximately ten acres. The proposed subdivision includes 44 residential patio homes designed to support senior living, including a pocket park, usable open space, pedestrian-friendly design, interior walking trails, and a trail connection to the Windsor Lake trail system.

Staff is recommending that the Planning Commission approve the preliminary subdivision, as noted below in the recommendation section.

Background / Previous Approvals

Annexation and Zoning

The subject property was annexed into the Town, as part of a larger parcel, in 1985 under the name Kirby Farm Annexation with the establishment of zoning PD-R. The property was not master planned at the time.

Master Plan

The property was master-planned and subdivided in 2005 under the name Greenspire Subdivision, with the subject property designated as Tract J. The Master Plan acts as a guiding document for the subdivision development. The Master Plan set land use, zoning, and minimum standards for initial and future development. The subject property, Tract J, was zoned RMU (Residential Mixed Use) and designated for senior housing or assisted living uses, allowing 80-100 units.

In 2022, the Municipal Land Use Code was updated, which included the creation of new Residential Mixed Use zoning districts: RMU-1 and RMU-2. Existing properties previously zoned RMU were generally converted to RMU-1. However, the Greenspire Master Plan allowed lot sizes smaller than the minimum 6,000-square-foot requirement in the RMU-1 district. Tract J, the subject property was instead designated as RMU-2 to remain consistent with the approved development pattern and lot-size allowances.

Major Subdivision Proposal

Proposed Major Subdivision Characteristics

- ~10 acres
- 44 residential lots
 - Single-family detached lots, for patio homes
 - Lot sizes ranging from 4,200 sf to 6,200 sf
- ~3 acres of landscape, open space, and park

- Includes one pocket park - Metro District - owned and maintained
- Primary access points and circulation:
 - Greenspire Drive
 - Winter Leaf Drive
 - Interior private drive and loop road

Major Subdivision Criteria

The application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, specifically Sec. 14-2-60, which outlines the review criteria for a major subdivision application. The major subdivision application complies with the following criteria outlined in the Municipal Code:

1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan, Land Use Plan, and the applicable utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision Street Standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Master Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to lot placement and orientation, transitions in density, screening, and/or landscape buffers.

1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal Code, the applicable Master Plan, and all other applicable adopted plans or policies.

Comprehensive Plan: The application is consistent with the Comprehensive Plan, particularly the following:

Chapter 5 – Growth & Regional Collaboration

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Staff comment: Water, sewer, and stormwater infrastructure currently exists within Greenspire Drive. The proposed subdivision will connect to these utilities, which are adequately sized to accommodate the projected service demands of the development.

Policy 4: *Promote efficient water use with proven practices and programs.*

Staff comment: Most of the open space and detention areas are proposed to be landscaped with native seed mixes or other low-water plant materials. These landscaping practices support efficient water use by reducing long-term irrigation demands and promoting drought-tolerant vegetation.

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

Policy 1: *Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections*

Staff comment: The development includes one pocket park, usable open space areas, pedestrian-friendly detached sidewalks with tree-lined streets, interior walking trails, and a trail connection to the Windsor Lake trail system. These elements help support recreational opportunities and long-term connectivity for residents.

Chapter 5 – Housing & Neighborhoods

Goal 1: *Diversify housing options to accommodate varying household sizes, lifestyles, and generations.*

Policy 3: *Support housing options that meet the accessibility and functional needs of households with seniors and residents with special needs.*

Policy 4: *Facilitate aging in place with housing options for the aging population, such as accessory dwelling*

units (ADUs) and housing products for downsizing households.

Staff comment: The proposed subdivision includes 44 residential patio homes designed to support senior living. The patio home lots are smaller, typically ranging between approximately 4,000 and 5,000 square feet. These smaller lots reduce outdoor maintenance demands, making them well-suited for seniors. This housing type supports aging in place and provides a downsizing opportunity for older residents while contributing to a more diverse housing mix within the community.

2. Infrastructure.

Extension of public utilities will tie into existing utilities located in Greenspire Drive. These connections will be the developer's responsibility. Trails within the subject development will be built by the developer and maintained by the Metro District.

3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan/Map, the Master Plan, and the applicable utility capacity studies.

The proposed subdivision density is consistent with the RMU-2 zone district, the approved Master Plan, and supporting utility capacity studies. The Greenspire Major Subdivision proposes 44 residential patio homes, a density that falls well within the development intensity anticipated for the property, which is 80-100 units.

While the proposal is not consistent with the current Comprehensive Plan Land Use Plan/Map designation of Commercial Mixed-Use, this inconsistency is the result of the 2022 Comprehensive Plan update rather than a change in the long-standing planning intent for the property. The Master Plan approved in 2005 designated Tract J, the subject property, for Senior Housing/Assisted Living. At that time, the tract was envisioned to accommodate an assisted living facility, potentially in a multi-story building. Assisted living facilities are permitted within the General Commercial Zone District, which is why the Commercial Mixed-Use designation was considered appropriate.

The Greenspire proposal advances the original intent of the Master Plan and maintains continuity with prior planning approvals while delivering a lower-intensity residential form.

Utilities:

Water, sewer, and stormwater infrastructure currently exists within Greenspire Drive. The proposed subdivision will connect to these utilities.

Adequate Water:

The applicant will contribute cash in lieu of dedication for raw water for the subdivision. The project will connect to the subdivision's existing non-potable water system.

4. Transportation Improvements and Relationship to Town Plans.

Relation to Major Transportation System:

The proposed development will connect to the existing roadway network through two access points from Greenspire Drive and will be internally served by a private drive. Winter Leaf Drive will be extended west of Greenspire Drive to provide a secondary access point to the subdivision. A 5-foot-wide attached sidewalk currently exists along Greenspire Drive. Additionally, 5-foot-wide detached sidewalks are proposed throughout the subject subdivision and along the north side of Winter Leaf Drive to enhance pedestrian connectivity and safety.

Trail System

Two trails are proposed within the development's usable open space areas. The first trail will provide a direct connection from the internal private drive to the pocket park and on to Greenspire Drive, improving pedestrian access and encouraging recreational use of the common open spaces. The second trail meanders through the open space behind homes along the loop road, shown in red below. The proposed subdivision will also have a trail connection to the Windsor Lake Trail, shown in purple below.



5. Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.

The subdivision can be adequately served by utilities. The subdivision's utilities will tie into and expand the existing infrastructure and are proposed in accordance with Town Design Criteria and Construction Specifications, and other utility provider requirements.

6. Compatibility with Adjacent Uses.

The subject subdivision is zone RMU-2. The proposed subdivision includes 44 residential patio home lots, designated for senior living, with one park and ample common open space. Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	RMU-1(Residential Mixed Use-One)	Single-family residential - Greenspire Subdivision
East	GC (General Commercial)	Undeveloped commercial parcels
South	GC (General Commercial)	Undeveloped commercial parcel – owned by the Clearview Library District
West	RMU-1(Residential Mixed Use-One) and SF-1 (Single Family Residential-One)	Open Space and single-family residential - Pike Subdivision

Notifications

Town Municipal Code: Notifications of the Preliminary Major Subdivision public hearing were as follows:

- March 3, 2026 - Signs posted on the property
- March 4, 2026 - Affidavit of mailing to property owners within 500 feet
- March 6, 2026 – Legal ad published in the Greeley Tribune newspaper
- March 6, 2026 – Notice posted to Town's website

There have been several requests for information on this major subdivision, and one comment has been received.

Financial Impact:

The subdivision improvements necessitated by the development will be completed by the developer. Once

the two-year warranty period has expired, the Town would incur ongoing public infrastructure maintenance costs.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

The application is also consistent with the Strategic Plan's guiding principles, particularly the following:

- **Fiscal Responsibility** — *Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.*

Staff Comment: The subdivision proposes connections to adjacent existing infrastructure (roads, water and sewer), which is fiscally responsible.

- **Quality of Life** — *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.*

Staff comment: The proposed subdivision includes ample common open space areas and pedestrian-friendly walking trails that support an active lifestyle for residents. These features enhance neighborhood connectivity and provide opportunities for recreation and outdoor activity. The trail system will connect residents to the surrounding neighborhood and to the Windsor Lake Trail, further supporting the community's quality-of-life goals.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision - Greenspire Subdivision 9th Filing, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Abdul Barzak, Ripley Design Inc., applicant/authorized representative
Scott Ballstadt, Director of Planning
Carlin Malone, Planning Manager

Attachments:

1. Greenspire Narrative
2. Greenspire - Plat
3. Greenspire Site Plan
4. Greenspire Landscape Plan
5. Greenspire Staff Presentation
6. Greenspire Ripley Presentation - PC
7. RE_ Greenspire 9th public comment

Greenspire Seventh Filing | Preliminary Major Subdivision Narrative 03/13/2025

Background

The applicant is seeking to develop the Seventh Filing of the Greenspire Master Planned Community. The Master Plan which was approved in May of 2005 set aside Tract J for Senior Housing/Assisted Living. The Master Plan deemed that the parcel then known as Tract J would be zoned at RMU, through review with the Town of Windsor Staff, zoning requirements for the RMU-2 (which did not exist during the time of Master Plan approval) will be applicable. It should be noted that the Master Plan was approved allowing for minimum lot sizes between 2,400 SF – 6,000 SF and was approved with a density of 80 - 100 units. The Major Subdivision before the Town today to be known as Greenspire Seventh Filing is compliant with all of these approved metrics as well as in complete compliance with the current Town of Windsor Land Use Code. As contemplated the project is proposed on an approximately 10.26 acre site located generally northwest of the Main Street and Greenspire Drive intersection.

Site Layout

The Greenspire Seventh Filing project features 44 residential patio homes designated for senior living. The project connects the existing roadway network with two access points from Greenspire Drive and will be served internally by a private drive.

The 44 residential lots as proposed will meet the minimum requirements established by the Greenspire Master Plan which was approved by the Town of Windsor in 2005 which acts as the guiding document for this development. It has been included with this submittal as reference. The Master Plan set Land Use, Zoning, Minimum Lot Size, and other items both for the initial developments as well as tracts for future development.

Due to this Tract J (Greenspire Seventh Filing) today is still subject to these standards. As contemplated today the parcel is zoned as RMU, keeping with the standards at the time of the Master Plan approval, and showing lots with a minimum lot size as 2,400 sq. ft. The project is compliant with these standards. Please see the uses section below for additional metrics.

Greenspire Seventh Filing is poised to fill a critical gap in the Town of Windsor by providing a thoughtfully designed, walkable senior living community that prioritizes open space and quality of life. With an aging population and limited options tailored to seniors, this project offers a much-needed solution, fostering connectivity, independence, and accessibility. Designed with sustainability and community integration in mind, the development adheres to all town codes and policies while tapping into existing



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infrastructure networks, reducing strain on resources and ensuring seamless connectivity to nearby amenities. By incorporating pedestrian-friendly pathways, green spaces, and a mix of housing options to the area, Greenspire Seventh Filing not only meets the growing demand for senior living but also enhances the overall fabric of Windsor, creating a neighborhood that promotes health, engagement, and a high standard of living for its residents.

Uses

44 residential patio homes designated for senior living are proposed.

- Property Size: Approximately ~10.26 acres
- Min Lot Size: 4,000 sq. ft.
- Front Setback: 15'
- Side Setback: 5'
- Rear Setback: 10'
- Density: 4.28 DU/Acre

Street Names

Our team is currently working through street names for the private drives. Our team understands that street names will need to change with 90 degree turns. Street names will be provided with future submittals and will be unique in nature.

Notification Statement

We acknowledge and agree to comply with § 24-65.5 of the Colorado Revised Statutes, which pertains to public hearing notices and notifications to mineral owners. We will ensure that all required notifications are properly issued in accordance with the statute, including providing timely and adequate notice to mineral estate owners and other interested parties. Our commitment to transparency and adherence to legal requirements will be upheld throughout the development process, ensuring that all stakeholders have the opportunity to participate and be informed as required by law.

Preferred Method of Water Rights Dedication

The preferred method of water rights dedication for this development is on a lot-by-lot basis, consistent with the approach used in previous phases of the Greenspire community. This method ensures a structured and efficient allocation of water resources while aligning with established practices in the area.



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C:\Users\Snyde\OneDrive\OneDrive\Erik\Desktop\SLU--LotHolding\Greenspire 9th Filing\Greenspire 9th Filing-Plot.dwg, Sheet 1, 02/06/26 8:36:12AM, Snyder

GREENSPIRE SUBDIVISION NINTH FILING

BEING A REPLAT OF TRACT J, GREENSPIRE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST, DEDICATION OF EASEMENTS AND RIGHTS OF WAY

THE UNDERSIGNED, all being owners, leinholders and holders of any ownership interest in the land described hereon, have caused such land to be surveyed and subdivided into lots, tracts, and streets. The undersigned do hereby dedicate to the Town of Windsor forever all streets, alleys, rights-of-way, utility easements and other easements intended for municipal purposes as indicated hereon under the name of GREENSPIRE SUBDIVISION, NINTH FILING, subject to all easements and rights-of-way now of record or existing or indicated on this plat. In compliance with the Town of Windsor regulations and by contractual agreement, the undersigned owner(s) shall bear all expense involved in Subdivision improvements. In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 2026.

Lot Holding Investments, LLC

By: John Hall, Manager

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)

The foregoing instrument was acknowledged before me by _____

This ____ day of _____, 2026

My commission expires: _____, 2026 Notary Public _____

VACATION STATEMENT:

THE UNDERSIGNED, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above, described parcel of land. In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 2026.

Lot Holdings Investments, LLC

By: John Hall, Manager

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)

The foregoing instrument was acknowledged before me by _____

This ____ day of _____, 2026

My commission expires: _____, 2026 Notary Public _____

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations. This permit will be considered terminated upon my receipt of an acceptable Final Stabilization inspection notice from the Town of Windsor.

Owner Name (Print) _____

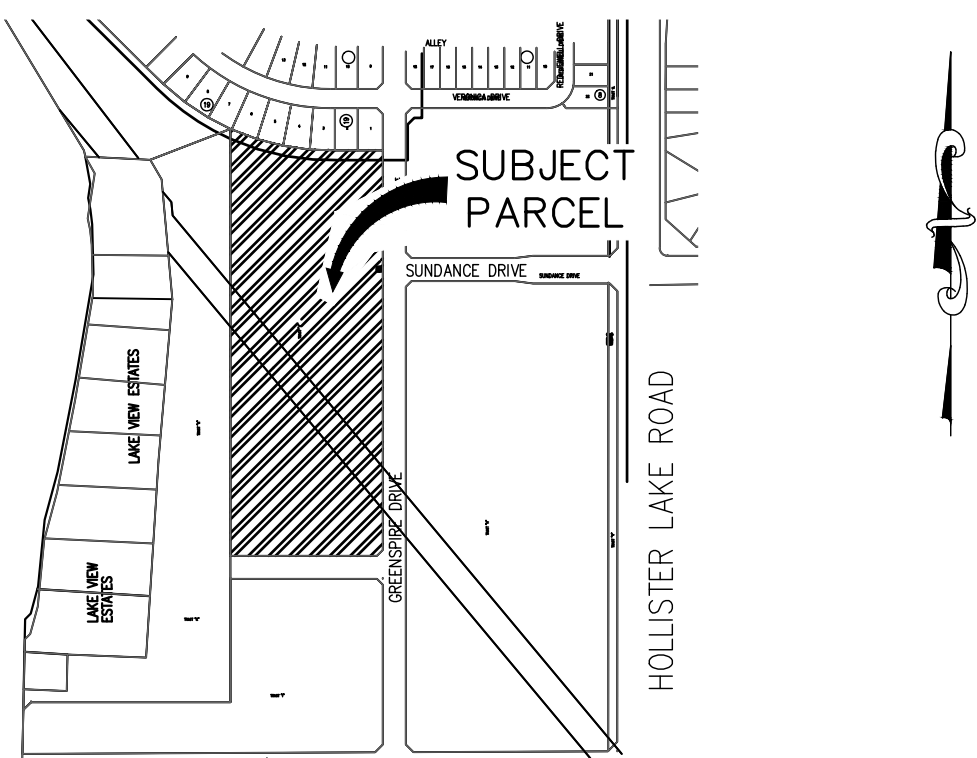
Signature _____

Date _____

OPEN SPACE PROTECTION

All areas depicted hereon as "Open Space" shall remain undeveloped, regardless of ownership and regardless of official zoning designation. No permanent structures of any kind may be erected upon areas depicted hereon as "Open Space" without the prior written consent of the Town Manager for the Town of Windsor.

VICINITY MAP
SCALE: 1"=500'



EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

Town of Windsor Public Works Department Xcel Energy

Comcast Cable

ENGINEERING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 2026

Director of Engineering

PLANNING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 2026

Director of Planning

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the ____ day of _____, 2026

Director of Public Works

TOWN MANAGER'S APPROVAL

Approved this the ____ day of _____, 2026

Town Manager

CITY OF GREELEY WATER DEPARTMENT APPROVAL

Approved this the ____ day of _____, 2026

Water Department Manager

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	80.00	125.66	090°00'00"	S45° 00' 00"W	113.14
C2	80.00	125.66	090°00'00"	N45° 00' 00"W	113.14
C3	80.00	55.63	039°50'27"	S19° 55' 14"E	54.51
C4	120.00	105.05	050°09'33"	N25° 04' 46"E	101.73
C5	120.00	105.05	050°09'33"	S25° 04' 46"W	101.73
C6	144.50	66.89	026°31'20"	S13° 15' 40"W	66.29
C7	95.50	34.94	020°58'56"	S10° 29' 08"W	34.74
C8	144.50	111.01	044°00'57"	N22° 00' 28"E	108.30
C9	104.50	33.67	018°27'40"	N14° 36' 15"W	33.53
C10	104.50	42.46	023°16'44"	N52° 23' 49"W	42.17
C11	104.50	30.20	016°33'23"	N72° 18' 52"W	30.09
C12	104.50	17.16	009°24'22"	N85° 17' 45"W	17.14
C13	104.50	46.22	025°20'36"	S76° 49' 27"W	45.85
C14	104.50	30.81	016°53'36"	S55° 42' 20"W	30.70
C15	104.50	164.15	089°59'56"	N44° 59' 58"W	147.78
C16	104.50	0.92	000°30'15"	S89° 44' 53"W	0.92
C17	107.07	86.25	046°09'28"	S23° 53' 32"W	83.94
C18	104.50	77.95	042°44'29"	S68° 37' 46"W	76.16
C19	20.00	7.55	021°37'51"	S79° 11' 04"W	7.51
C20	55.50	66.23	068°22'09"	S34° 11' 04"W	62.37
C21	55.50	52.46	054°09'27"	S27° 04' 43"E	50.53
C22	25.00	6.25	014°19'00"	N46° 09' 57"W	6.23
C23	5.00	9.08	104°02'44"	N88° 08' 11"E	7.88
C24	95.50	60.19	036°06'49"	N18° 03' 24"E	59.20
C25	55.50	66.23	068°22'09"	N34° 11' 04"W	62.37
C26	20.00	7.55	021°37'51"	N79° 11' 04"W	7.51
C27	8.50	13.35	090°00'00"	S45° 00' 00"E	12.02

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C28	8.50	5.32	035°53'18"	N72° 03' 21"E	5.24
C29	55.50	25.88	026°43'00"	N13° 21' 30"W	25.85
C30	144.50	34.41	013°38'40"	S06° 49' 20"W	34.33
C31	144.50	34.33	013°36'47"	S20° 28' 58"W	34.25
C33	55.50	40.79	042°06'23"	S21° 03' 12"W	39.88
C34	55.50	24.26	025°02'44"	S12° 03' 22"E	24.07
C35	144.33	41.42	016°26'29"	N08° 12' 57"E	41.28
C36	144.29	36.77	014°36'11"	N23° 42' 28"E	36.68
C37	144.50	32.82	013°00'42"	N37° 30' 36"E	32.75
C38	104.50	63.29	034°42'11"	S22° 29' 22"E	62.33
C39	20.00	4.43	012°41'53"	N20° 56' 25"E	4.42
C40	8.53	2.04	013°41'44"	S10° 23' 26"E	2.03
C41	8.53	12.86	086°23'06"	S46° 44' 07"E	11.67
C45	104.50	30.86	016°55'22"	N32° 17' 46"W	30.75
C46	104.50	9.80	005°22'25"	N02° 41' 12"W	9.80
C47	8.50	5.32	035°53'18"	N72° 03' 21"W	5.24
C48	8.50	13.35	090°00'00"	S45° 00' 00"W	12.02
C49	20.00	1.30	003°43'16"	N12° 43' 50"E	1.30
C50	8.50	13.35	090°00'00"	N05° 09' 33"E	12.02
C51	20.00	6.70	019°11'17"	S59° 45' 11"E	6.67
C52	25.00	8.37	019°11'17"	S59° 45' 11"W	8.33
C53	147.00	43.32	016°53'07"	S41° 42' 59"W	43.17
C54	25.00	9.78	022°24'13"	S22° 04' 19"W	9.71
C55	144.50	15.49	006°08'36"	N47° 05' 15"E	15.49
C56	20.00	6.70	019°11'17"	S40° 33' 54"W	6.67
C57	25.00	8.37	019°11'17"	N40° 33' 54"E	8.33
C58	93.00	31.79	019°35'03"	S40° 22' 01"W	31.63
C59	25.00	6.63	015°11'40"	N38° 10' 20"E	6.61
C60	20.00	8.44	024°01'54"	S33° 40' 43"W	8.38
C61	95.50	1.05	000°37'41"	S21° 16' 26"W	1.05

Line Table		
Line #	Length	Direction
L1	10.00	S25° 50' 51"E
L2	6.19	N54° 06' 42"E
L3	50.09	N42° 44' 29"W
L4	6.15	N73° 34' 40"W
L5	33.31	N58° 59' 46"W
L6	25.00	N45° 00' 00"E
L7	18.84	N00° 00' 00"W
L9	28.50	N26° 14' 26"W
L10	9.40	S05° 08' 17"E
L11	31.49	N39° 50' 27"W
L12	0.50	S00° 00' 03"E
L13	6.19	S54° 06' 41"E
L14	10.00	S39° 50' 27"E
L15	6.50	S50° 09' 33"W
L16	18.61	S50° 09' 33"W
L17	49.04	N50° 09' 33"E
L18	19.11	N50° 09' 33"E
L19	15.88	N39° 50' 27"W

Legend	
○	FOUND #4 REBAR, NO SEAL UNLESS OTHERWISE NOTED.
●	FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED: L.S. 38555.
○	SET 18" #4 REBAR, WITH SEAL L.S. 38555.
D,U,&A	DRAINAGE, UTILITY & ACCESS EASEMENT

LAND USE CHART

CURRENT ZONING		PROPOSED ZONING	
RMU-2		RMU-2	
AREA USED FOR DENSITY CALCULATION			
GROSS		AREA (SF)	%
RESIDENTIAL		202,230	45.22%
OPEN SPACE		139,566	31.21%
PARK		4,631	1.03%
PUBLIC DRIVE		11,276	2.53%
PRIVATE DRIVE		58,636	13.12%
HARDSCAPE		30,820	6.89%
TOTAL GROSS COVERAGE		447,189 SF (10.26 AC)	100
DENSITY CALCULATION			
GROSS			
RESIDENTIAL LOT AREA		201,948 SF (4.63 ACRES)	
TOTAL DWELLING UNITS/LOTS		44	

OWNER / APPLICANT

LOT HOLDING INVESTMENTS, LLC
1613 PELICAN LAKES POINT, SUITE 201
WINDSOR, COLORADO 80550
jhall@lotholding.com

ENGINEER / DESIGNER

UNITED CIVIL DESIGN GROUP, LLC
19 OLD TOWN SQUARE #238
FORT COLLINS, COLORADO 80524
Sam.Eliason@UnitedCivil.com

SURVEYOR

SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@outlook.com

PLANNER

RIPLYEY DESIGN, INC.
419 CANYON AVENUE, SUITE 200
FT. COLLINS, CO 80521
abdul.barzak@riplyeydesigninc.com

Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:

DSR

CHECKED BY:

EJS

APPROVED BY:

EJS

REVISIONS: FEBRUARY 19, 2025
SEPTEMBER 18, 2025
FEBRUARY 5, 2026

PAGE(S):

1 OF 3

CLIENT: LOT HOLDING INVESTMENTS, LLC

TITLE: GREENSPIRE SUBDIVISION 9TH FILING

DATE: 5 FEB. 2026 SCALE: 1"=50'

JOB NO: LOTH-25-03-001

GREENSPIRE SUBDIVISION NINTH FILING

BEING A REPLAT OF TRACT J, GREENSPIRE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.



Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:
DSR

CHECKED BY:
EJS

APPROVED BY:
EJS

PAGE(S):
2 OF 3

CLIENT:
LOT HOLDING INVESTMENTS, LLC

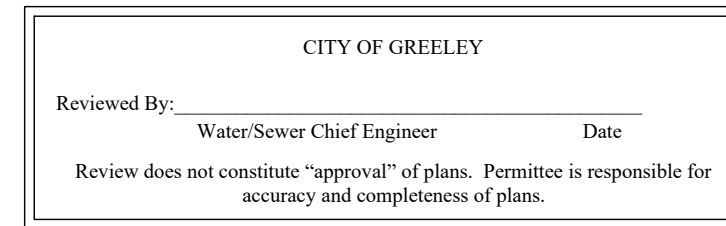
TITLE:
GREENSPIRE SUBDIVISION 9TH FILING

DATE:
5 FEB. 2026

SCALE:
1"=50'

JOB NO:
LOTH-25-03-001

BEING A REPLAT OF TRACT J, GREENSPIRE SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.

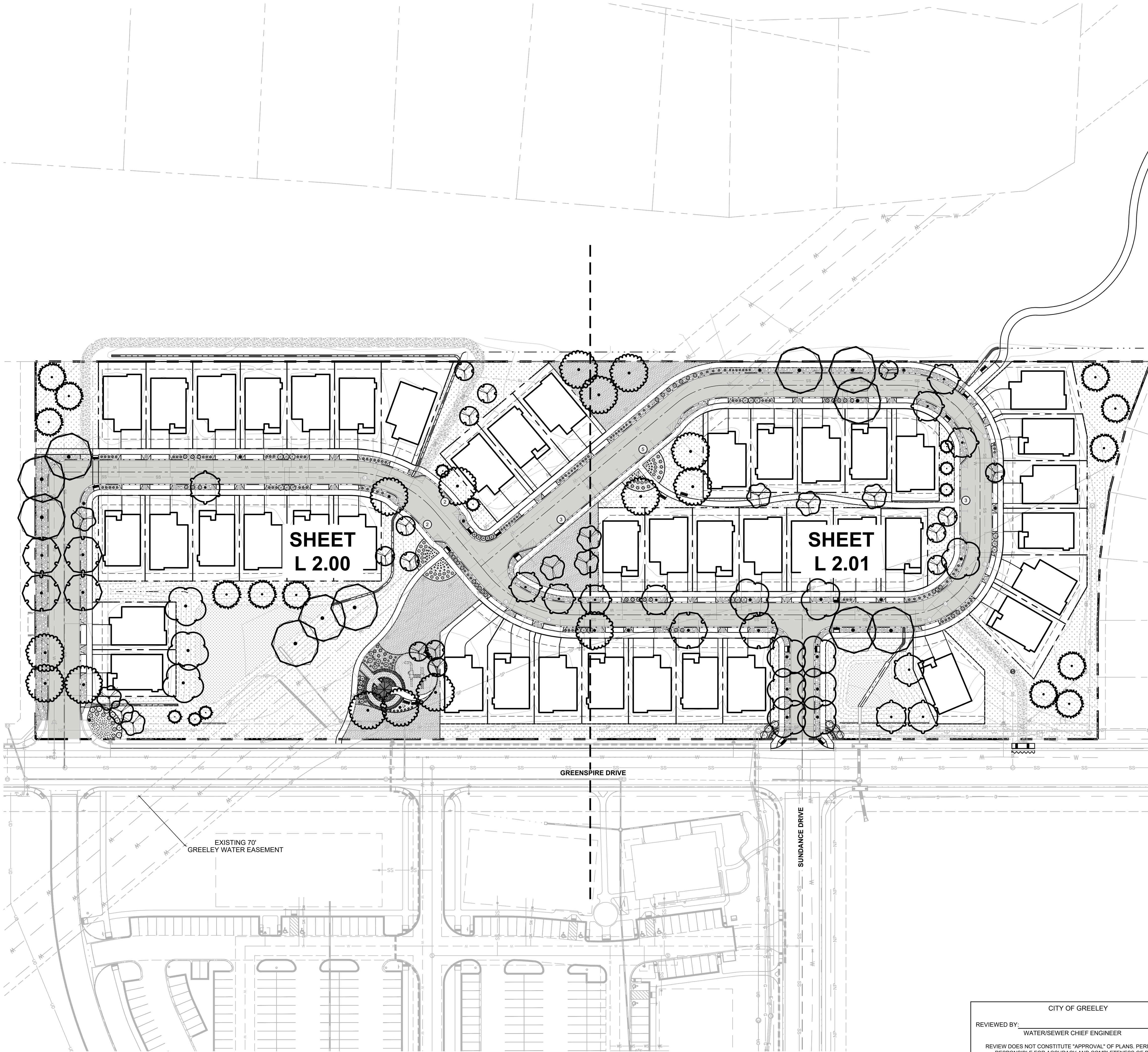


PAGE(S): 3 OF 3

JOB NO: LOTH-25-03-001

Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: Snyder.Landsurveying@outlook.com
W: SnyderLandSurveying.com

Plotted By: Abdul Barzak Layout: S 1.00 Overall Site Plan Printed On: 12/19/2025 11:27 AM File Name: 6 Overall Landscape Plan.dwg



- LEGEND**
- = PROJECT BOUNDARY
 - - - - = MATCH LINE
 - - - - = LOT LINE
 - - - - = EASEMENT
 - = STORMWATER UTILITY
 - = WATER SERVICE UTILITY
 - = SANITARY SEWER UTILITY
 - = SEEPAGE PIPE
 - = PROPOSED GRADING
 - = EXISTING NON-POTABLE LINE
 - = EXISTING SANITARY SEWER
 - = EXISTING GAS LINE
 - = EXISTING ELECTRIC LINE
 - = EXISTING WATER LINE
 - = EXISTING STORMWATER UTILITY
 - = EXISTING SITE LIGHT
 - = BOULDERS
 - = STEPPING STONES
 - = HYDRANT
 - = BENCH
 - = SIGNAGE
 - = SITE LIGHT
 - = PARKING STALL COUNT

- NOTE: UTILITIES SHOWN FOR REFERENCE ONLY. RE: CIVIL FOR MORE INFORMATION
- WOOD MULCH
 - BUFFALOGRASS
 - ROCK MULCH
 - NATIVE SEED
 - DETENTION POND
 - WOOD PLAYGROUND MULCH
 - GRAVEL ROAD
 - PAVERS

PLANT SCHEDULE

CODE	QTY	PERCENTAGE	BOTANICAL / COMMON NAME
CANOPY TREES			
AP	15	16%	ACER PLATANOIDES / NORWAY MAPLE
CT	11	11%	CATALPA SPECIOSA / WESTERN CATALPA
OR	12	12%	QUERCUS SHUMMARDI / SHUMMARD OAK
TA	11	11%	TILIA AMERICANA / AMERICAN LINDEN
UA	6	6%	ULMUS X 'NORTON' / ACCOLADE™ ELM
EVERGREEN TREES			
JS	8	8%	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
PC	12	12%	PICEA PUNGENS / COLORADO SPRUCE
ORNAMENTAL TREES			
MS	10	10%	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
SR	14	14%	SYRINGA RETICULATA / JAPANESE TREE LILAC
TOTAL TREES:			
	99		

CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS		
AN	87	AMORPHA NANA / DWARF FALSE INDIGO
BC	9	BERBERIS THUNBERGII / CRIMSON PYGMY / CRIMSON PYGMY JAPANESE BARBERRY
CK	17	CORNUS SERICEA 'KELEY' / KELEY'S DWARF RED TWIG DOGWOOD
EC	6	EUCONYMIUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
FG	49	FORSYTHIA X 'NORTHERN GOLD' / NORTHERN GOLD FORSYTHIA
PL	18	PHILADELPHUS MICROPHYLLUS / LITTLELEAF MOCKORANGE
SM	7	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
EVERGREEN SHRUBS		
AP2	16	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
TOTAL SHRUBS:		
	209	

CODE	QTY	BOTANICAL / COMMON NAME
PERENNIALS		
CL2	87	CROCUS LIGUSTICUS / CROCUS
GN	88	GALANTHUS NIVALIS / SNOWDROP
IR	50	IRIS X GERMANICA 'OPEN OCEAN' / OPEN OCEAN GERMAN IRIS
MA	106	MUSCARI ARMENIACUM / GRAPE HYACINTH
PR	32	PASQUA LACTIFLORA / RASPBERRY SUNDAY / RASPBERRY SUNDAY CHINESE PEONY
PP	27	PHLOX SUBULATA 'PINK' / PINK CREEPING PHLOX
RG3	13	RUBROCKIA FULGIDA SULLIVANTII / GOLDSTURM / BLACK-EYED SUSAN
TX2	81	TULIPA X 'AD REM' / AD REM DARWIN TULIP
TP	77	TULIPA X 'DOUBLE SURPRISE' / DOUBLE SURPRISE LATE TULIP
TX	96	TULIPA X 'FOXTROT' / FOXTROT TULIP
TOTAL PERENNIALS:		
	657	

CODE	QTY	BOTANICAL / COMMON NAME
ORNAMENTAL GRASS		
BB2	34	BOULEDOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS
CAK	7	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
CP	46	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
TOTAL ORNAMENTAL GRASSES:		
	87	

BOULDER SCHEDULE

QTY
3
3

CITY OF GREELEY

REVIEWED BY: _____ DATE: _____

WATER/SEWER CHIEF ENGINEER

REVIEW DOES NOT CONSTITUTE 'APPROVAL' OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

TOWN OF WINDSOR DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN

DATE: _____ BY: _____

DIRECTOR OF ENGINEERING

GREENSPIRE EIGHTH FILING

PRELIMINARY MAJOR SUBDIVISION

WINDSOR, CO
PREPARED BY:

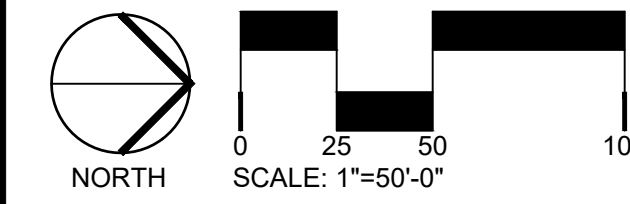


APPLICANT
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LOT HOLDING INVESTMENTS
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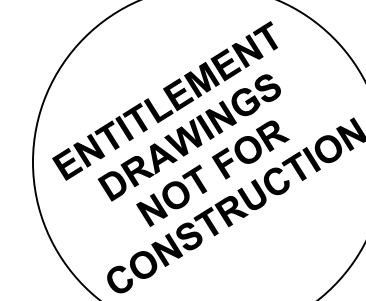


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No.	DESCRIPTION	DATE
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04	PRELIM MAJOR SUBDIVISION	12.10.25

REVISIONS	NO.	DESCRIPTION	DATE

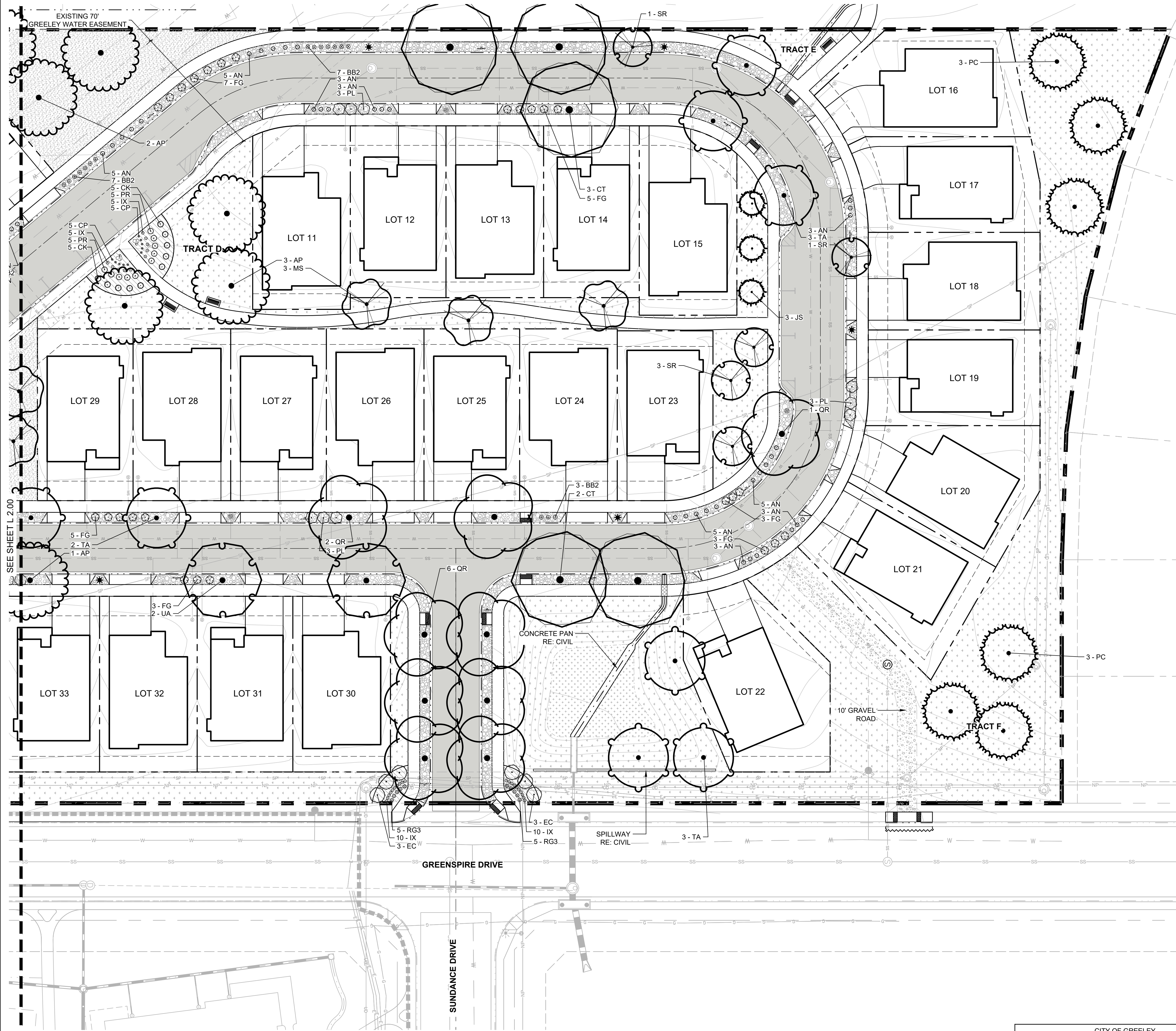
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SEAL:

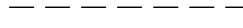


PROJECT No.: R22-049.8
DRAWN BY: AG/KB
REVIEWED BY: AB
DRAWING NUMBER:

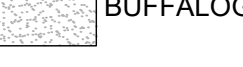
S 1.00 OF 8
SHEET 2 OF 41



	QTY
1/4 TON SANDSTONE BOULDER (1'X1'X1')	3
1/2 TON SANDSTONE BOULDER (2'X2'X2')	3

	= PROJECT BOUNDARY
	= MATCH LINE
	= LOT LINE
	= EASEMENT
	= STORMWATER UTILITY
	= WATER SERVICE UTILITY
	= SANITARY SEWER UTILITY
	= SEEPAGE PIPE
	= PROPOSED GRADING
	= EXISTING NON-POTABLE LINE
	= EXISTING SANITARY SEWER
	= EXISTING GAS LINE
	= EXISTING ELECTRIC LINE
	= EXISTING WATER LINE
	= EXISTING STORMWATER UTILITY
	= EXISTING SITE LIGHT
	= BOULDERS
	= STEPPING STONES
	= HYDRANT
	= BENCH
	= SIGNAGE
	= SITE LIGHT

* NOTE: UTILITIES SHOWN FOR REFERENCE ONLY. RE: CIVIL FOR MORE INFORMATION

	WOOD MULCH		GRAVEL ROAD
	BUFFALOGRASS		PAVERS
	ROCK MULCH		
	NATIVE SEED		
	DETENTION POND		

PLANT SCHEDULE

<u>CODE</u>	<u>QTY</u>	<u>PERCENTAGE</u>	<u>BOTANICAL / COMMON NAME</u>
CANOPY TREES			
AP	15	16%	ACER PLATANOIDES / NORWAY MAPLE
CT	11	11%	CATALPA SPECIOSA / WESTERN CATALPA
QR	12	12%	QUERCUS SHUMMARDII / SHUMMARD OAK
TA	11	11%	TILIA AMERICANA / AMERICAN LINDEN
UA	6	6%	ULMUS X MORTONI / ACCOLADE™ ELM

<u>EVERGREEN TREES</u>		
JS	8%	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
PC	12%	PICEA PUNGENS / COLORADO SPRUCE
<u>ORNAMENTAL TREES</u>		
MS	10%	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
SR	14%	SYRINGA RETICULATA / JAPANESE TREE LILAC
<u>TOTAL TREES:</u>	99	

CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS		
AN	87	42% AMORPHA NANA / DWARF FALSE INDIGO
BC	9	4% BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY
CK	17	8% CORNUS SERICEA 'VELVET' / VELVET'S EYE RED TWIG DOGWOOD
EC	6	3% ELONUTMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH
FG	49	23% FORSYTHIA X NORTHERN GOLD / NORTHERN GOLD FORSYTHIA
PL	18	9% PHILADELPHUS MICROPHYLLUS / LITTLELEAF MOCKINGBIRD
SM	7	4% SYRINGA MEYERI 'PALIBIN' / DWARF CORONA LILAC

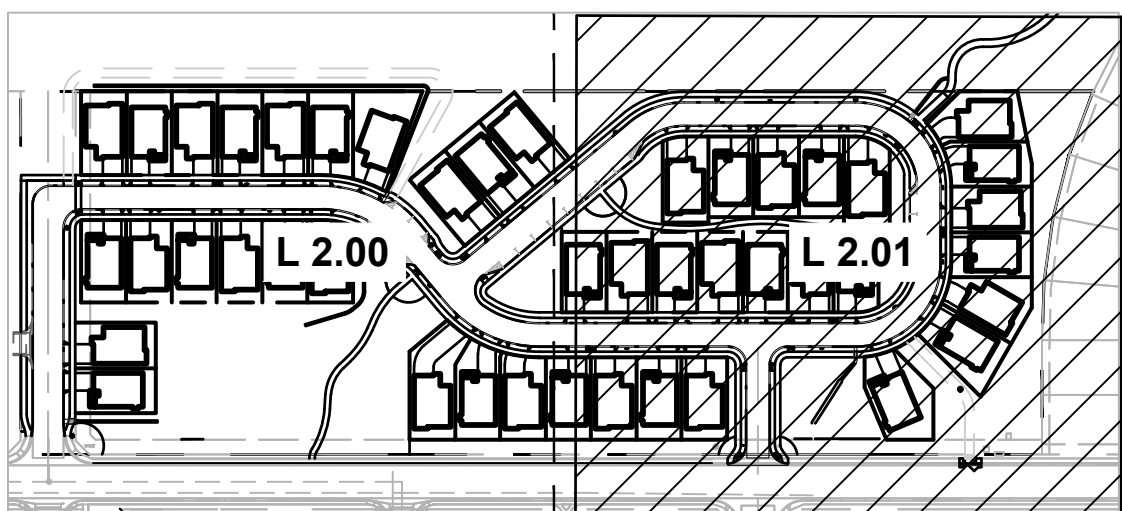
AP2	16	7%	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
<u>TOTAL SHRUBS:</u>	209		

PERENNIALS		
GL	87	13%
GN	88	13%
IX	50	8%
MA	106	16%
PR	37	5%
PG	13	2%
TX2	81	12%
TX	77	12%
TX	96	15%
TOTAL PERENNIALS	657	

ORNAMENTAL GRASS			
BB2	34	39%	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS
CAK	7	9%	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
CP	46	52%	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS

TOTAL	
ORNAMENTAL	87
GRASSES:	

KEY MAP



CITY OF GREELEY

REVIEWED BY: _____
WATER/SEWER CHIEF ENGINEER

DATE

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DATE: _____ BY: _____

 DIRECTOR OF ENGINEERING

GREENSPIRE EIGHTH
FILING

PRELIMINARY MAJOR SUBDIVISION

WINDSOR, CO
PREPARED BY:

**APPLICANT**

TRIPLE DESIGN INC.
Abdul Barzak
36 Linden St. Suite A
Fort Collins, CO 80521
970.224.5828
970.225.6657

OWNER

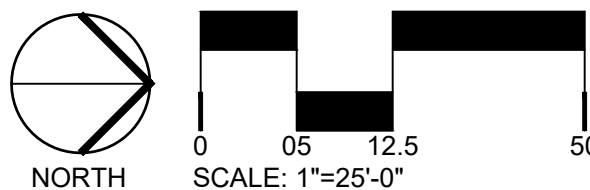
NOT HOLDING INVESTMENTS
John Hall
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970.200.8987

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UNITED CIVIL
 am Eliason
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 Fort Collins, CO 80524
 . 970.530.4044

IRRIGATION

QUA ENGINEERING
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Fort Collins, CO 80525
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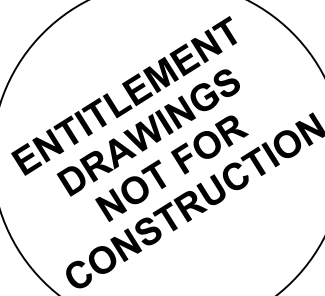
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ISSUED		
No.	DESCRIPTION	DATE
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04	PRELIM MAJOR SUBDIVISION	12.10.25

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE PLAN ENLARGEMENT

SEAL



PROJECT No.:	R22-049
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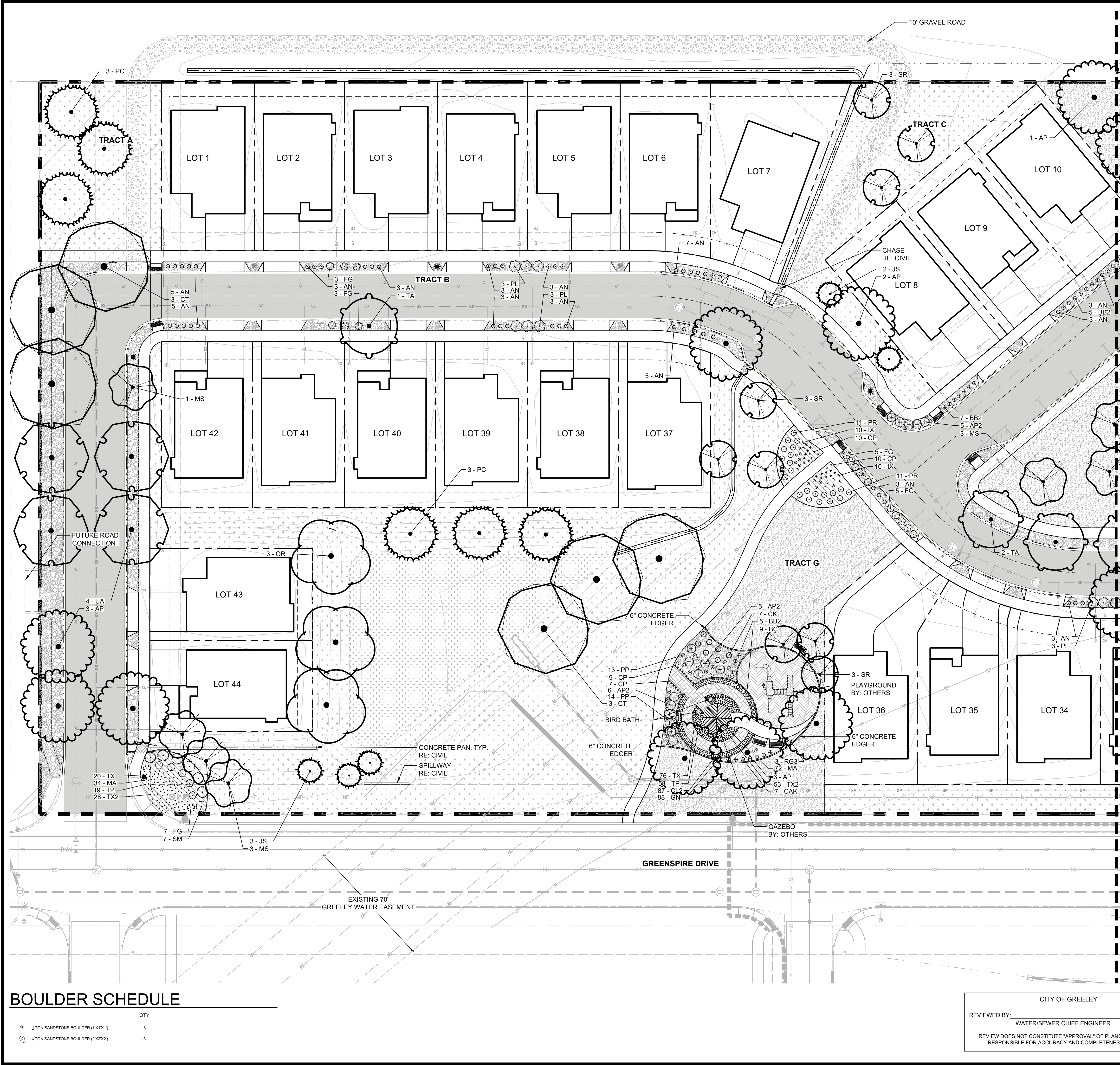
DRAWN BY:	AG/KB
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REVIEWED BY:	AB
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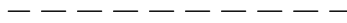
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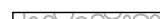
SHEET 4 OF 41



LEGEND

- | | |
|---|-------------------------------|
|  | = PROJECT BOUNDARY |
|  | = MATCH LINE |
|  | = LOT LINE |
|  | = EASEMENT |
|  | = STORMWATER UTILITY |
|  | = WATER SERVICE UTILITY |
|  | = SANITARY SEWER UTILITY |
|  | = SEEPAGE PIPE |
|  | = PROPOSED GRADING |
|  | = EXISTING NON-POTABLE LINE |
|  | = EXISTING SANITARY SEWER |
|  | = EXISTING GAS LINE |
|  | = EXISTING ELECTRIC LINE |
|  | = EXISTING WATER LINE |
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|  | = EXISTING SITE LIGHT |
|  | = BOULDERS |
|  | = STEPPING STONES |
|  | = HYDRANT |
|  | = BENCH |
|  | = SIGNAGE |
|  | = SITE LIGHT |

* NOTE: UTILITIES SHOWN FOR REFERENCE ONLY, RE: CIVIL FOR MORE INFORMATION

- | | | | |
|---|-----------------------|---|-------------|
|  | WOOD MULCH |  | GRAVEL ROAD |
|  | BUFFALOGRASS |  | PAVERS |
|  | ROCK MULCH | | |
|  | NATIVE SEED | | |
|  | DETENTION POND | | |
|  | WOOD PLAYGROUND MULCH | | |

PLANT SCHEDULE

	CODE	QTY	PERCENTAGE	BOTANICAL / COMMON NAME
SEES	CANOPY TREES			
	AP	15	16%	ACER PLATANOIDES / NORWAY MAPLE
	CT	11	11%	CATALPA SPECIOSA / WESTERN CATALPA
	QR	12	12%	QUERCUS SHUMARDI / SHUMARD OAK
	TA	11	11%	LILIA AMERICANA / AMERICAN LINDEN
	UA	6	6%	ULMUS X MORTON / ACCOLADE™ ELM

EVERGREEN TREES			
JS	8	8%	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
PC	12	12%	PICEA PUNGENS / COLORADO SPRUCE
ORNAMENTAL TREES			
MS	10	10%	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE
SR	14	14%	SYRINGA RETICULATA / JAPANESE TREE LILAC
TOTAL TREES:		99	

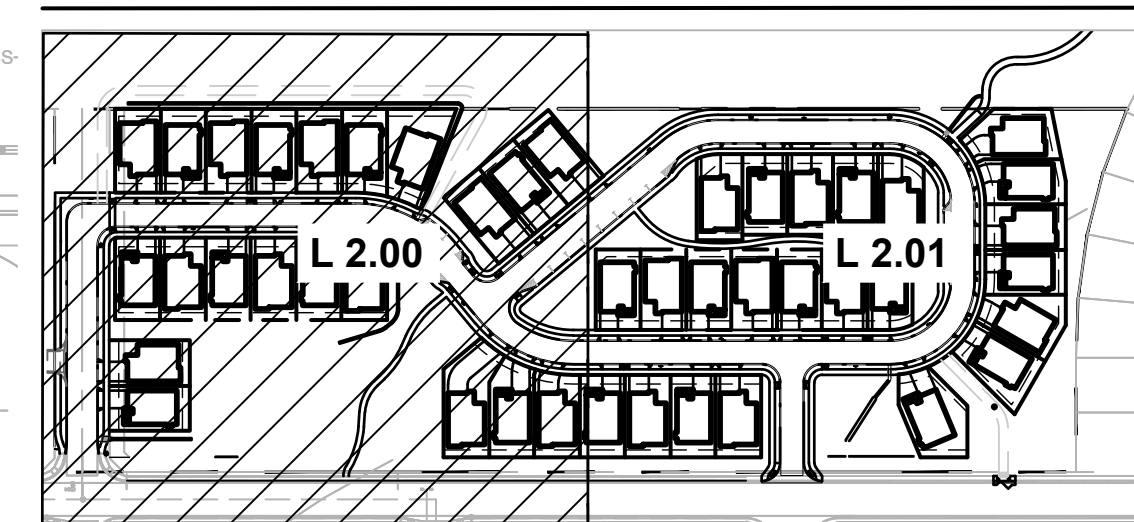
CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS		
AN		
87	42%	AMORPHA NANA / DWARF FALSE INDIGO
89	4%	BERBERIS THUNBERGII / CRIMSON PYGMY / CRIMSON
		PYGMY JAPANESE BARBERY
CK	17	8% 3% SERICICA / KELSEY / KELSEY'S DWARF RED TV
		DOWWOOD
EC	6	3% BURNING
		EUONYMUS ALATUS / COMPACTUS / COMPACT BURNING
FG	49	23% FORSYTHIA X NORTHERN GOLD / NORTHERN GOLD
		FORSYTHIA
PL	18	9% PHILADELPHUS PALMIBENI / LITTLELEAF
		MOORHANGER
SM	7	SYRINGA MEYERI / MICROBEN / DWARF KOREAN LILAC

EVERGREEN SHRUBS			
AP2	16	7%	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA

PERENNIALS		
CL2	87	13%
GM	88	13%
IX	50	8%
MA	106	16%
PR	32	5%
PP	27	4%
RG3	13	2%
TX2	81	12%
TP	77	12%
TX	96	15%
TOTAL PERENNIALS:	657	

ORNAMENTAL GRASS			
BB2	34	39%	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS
CAK	7	9%	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
CP	46	52%	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS

KEY MAP



BOULDER SCHEDULE

	QTY
1/4 TON SANDSTONE BOULDER (1'X1'X1')	3
1/2 TON SANDSTONE BOULDER (2'X2'X2')	3

CITY OF GREELEY

REVIEWED BY: _____
WATER/SEWER CHIEF ENGINEER DATE: _____

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DIRECTOR OF ENGINEERING

GREENSPIRE EIGHTH
FILING

PRELIMINARY MAJOR
SUBDIVISION

WINDSOR, CO
PREPARED BY:



APPLICANT

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f. 970.225.6657

OWNER

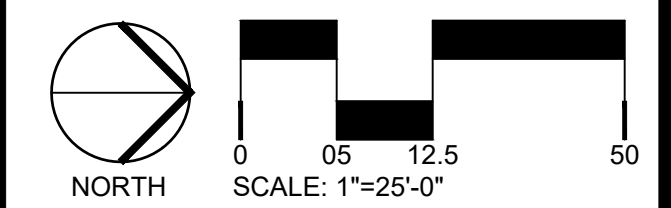
LOT HOLDING INVESTMENTS
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	PRELIM MAJOR SUBDIVISION	3.14.25
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REVISIONS

[illegible]LANDSCAPE PLAN
ENLARGEMENT

SEAL:



PROJECT No.:	R22-049.8
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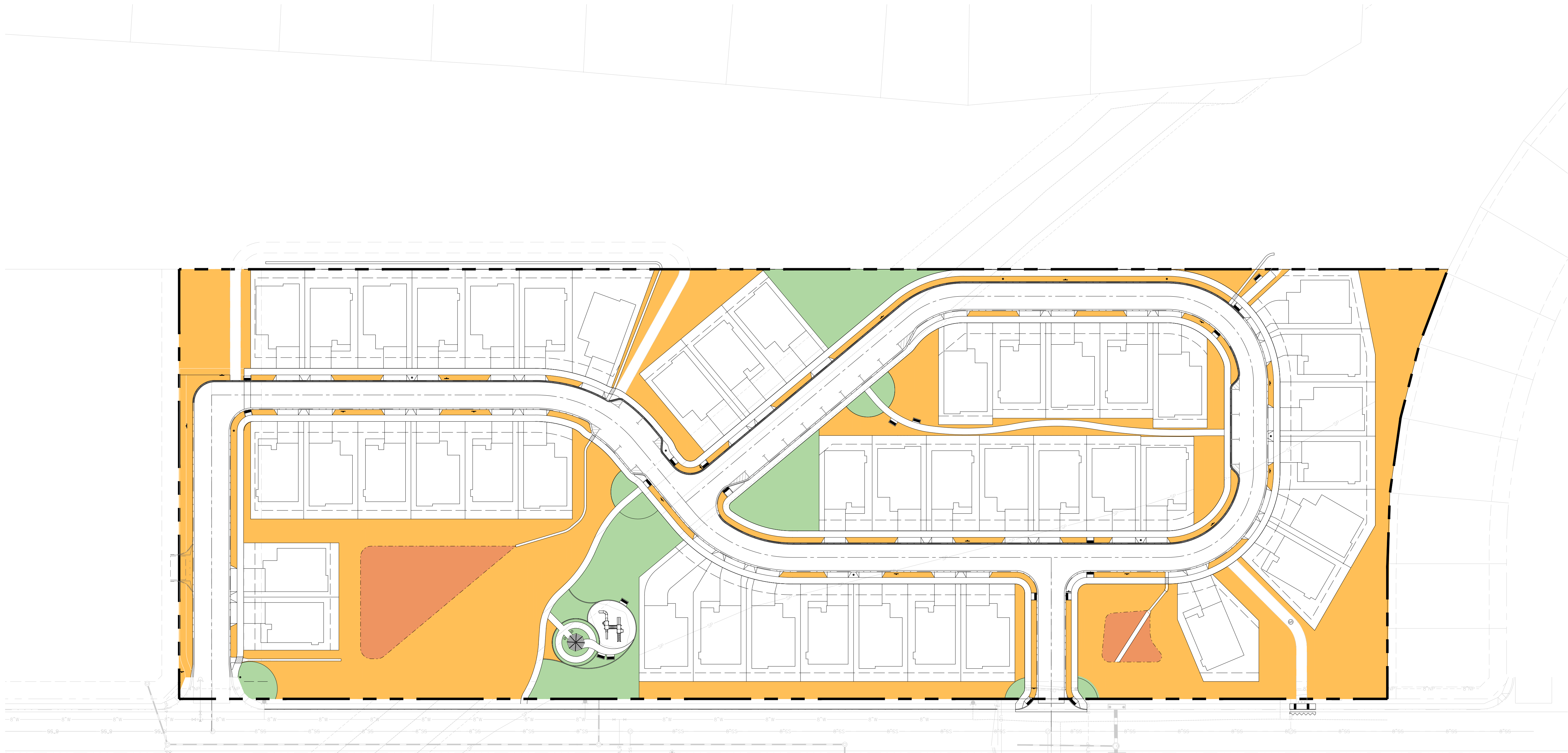
PROJECT NO.:	R22-045.0
DRAWN BY:	AG/KB
REVIEWED BY:	AB

DRAWING NUMBER:

L 2.00 OF 8

SHEET 3 OF 41

Plotted By: Abdul Barzak Layout: L 3.00 Hydrozone Plan Printed On: 12/19/2025 11:28 AM File Name: 8 Hydrozone Plan.dwg



- HYDROZONE - MODERATE
- HYDROZONE - LOW
- HYDROZONE - VERY LOW

23,353 SF

106,781 SF

10,260 SF

WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
MODERATE	23353.00	14	326,942.00
LOW	106781.00	8	854248.00
VERY LOW	10260.00	3	30780.00
TOTAL	140,394	8.6326	1,211,970

GREENSPIRE EIGHTH FILING

PRELIMINARY MAJOR SUBDIVISION

WINDSOR, CO
PREPARED BY:

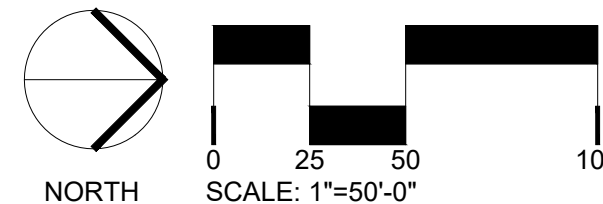


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REVISIONS		
No.	DESCRIPTION	DATE

HYDROZONE PLAN

SEAL:



PROJECT No.: R22-049.8
DRAWN BY: AG/KB
REVIEWED BY: AB
DRAWING NUMBER:

L 3.00 OF 8

SHEET 5 OF 41



Preliminary Major Subdivision

Greenspire Subdivision 9th Filing

Sandra Mezzetti, Senior Planner

Planning Commission, March 18, 2026



Preliminary Major Subdivision

Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the subdivision process, including:

Applicability:

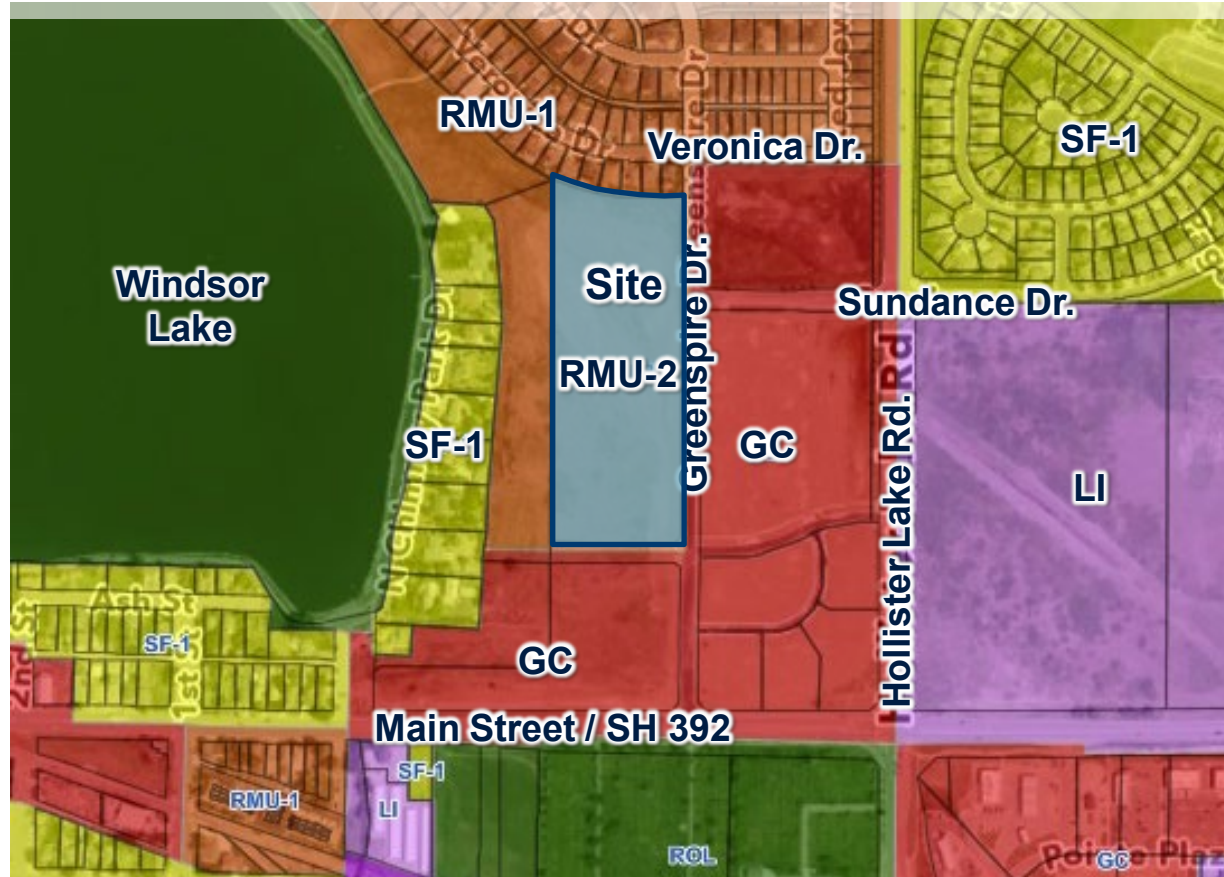
Subdivision plat applications are required to establish or alter the legal boundaries of property and to account for public facilities and services.

Site Vicinity Map



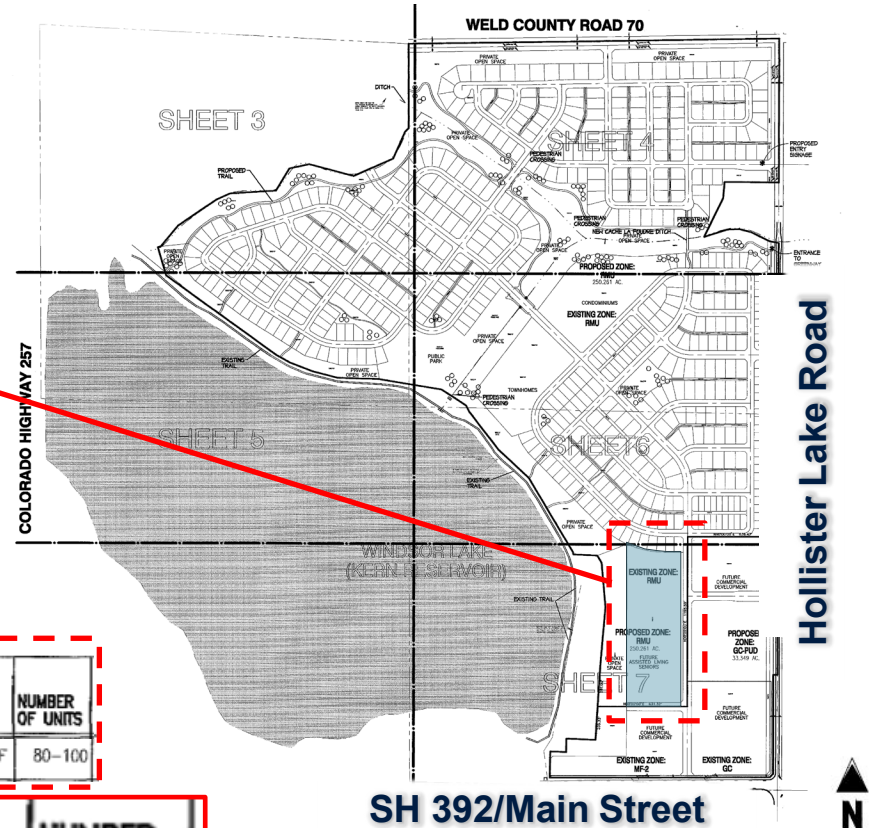
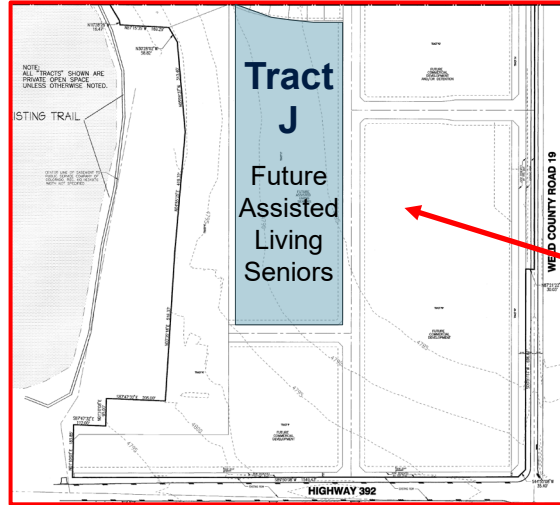


Zoning Map





2005 Master Plan



LAND USE TABLE

PHASE (AS APPLICABLE)	LAND USE	ZONING	PROPOSED ZONING REQUIREMENTS TO BE APPLIED	MINIMUM LOT SIZE	NUMBER OF UNITS
TRACT J	SENIOR HOUSING/ASSISTED LIVING	RMU	SF-1/SF-2/MF-1	2,400 SF-6,000 SF	80-100

MINIMUM LOT SIZE	NUMBER OF UNITS
2,400 SF-6,000 SF	80-100

Plat



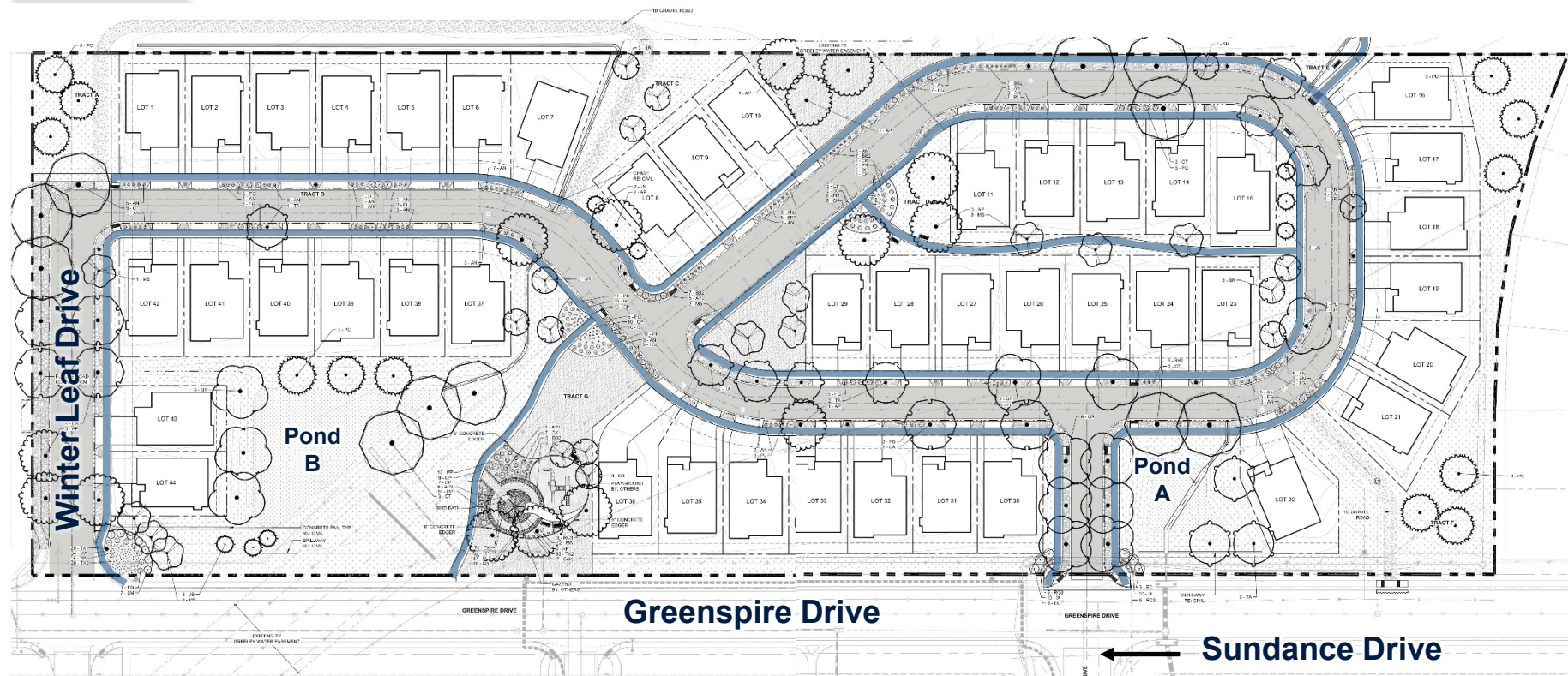
Plat characteristics:

- ~ 447,149 sf (10 ac) total
- ~ 58,636 sf (1.4 ac – private drives)
- ~11,276 sf (0.3 ac) – public drives)
- ~ 144,197 sf (3.3 ac) – landscape/open space/parks
- 44 lots
 - Single-Family Detached – front load
- Primary access Greenspire Dr. and Winter Leaf Dr.

Illustrative Plan



Landscape Plan



Subdivision– Amenities



- ❖ Internal trails ———
- ❖ Windsor Lake Trail connection ———
- ❖ 1 Pocket park with a shelters, tables, seating ★
- ❖ Lawn area for passive and active recreation
- ❖ Abundant open space



Subdivision Review Criteria

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5 – Growth & Regional Collaboration

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Policy 4: *Promote efficient water use with proven practices and programs.*

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

Policy 1: *Ensure all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections*



Comprehensive Plan Conformance

Chapter 5 – Housing & Neighborhoods

Goal 1: *Diversify housing options to accommodate varying household sizes, lifestyles, and generations.*

Policy 3: *Support housing options that meet the accessibility and functional needs of households with seniors and residents with special needs.*

Policy 4: *Facilitate aging in place with housing options for the aging population, such as accessory dwelling units (ADUs) and housing products for downsizing households.*



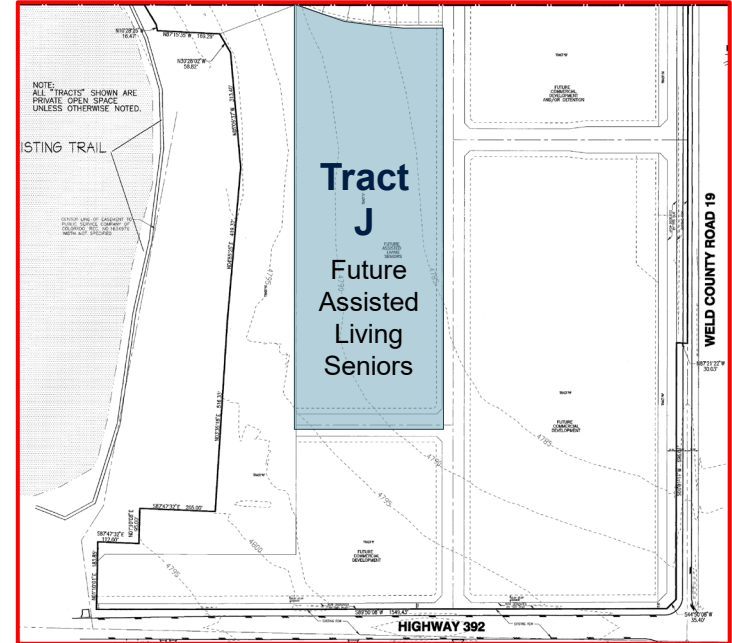
2022 Comprehensive Plan Land Use Map – 2005 Master Plan

- ❖ *Density is consistent with the subject zone district, **Comprehensive Plan Land Use Plan**, and applicable the utility capacity studies.*



Commercial Mixed Use

2022 Land Use Map



2005 Master Plan

Provision of Utilities

- ❖ *Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.*

There is adequate public infrastructure to serve the proposed development. The development will tie into the existing Town infrastructure located in Greenspire Drive.





Strategic Plan Conformance

The application is consistent with the Strategic Plan Mission Statement:
The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

The application is also consistent with the Strategic Plan, particularly the following guiding principles:

- **Fiscal Responsibility** — *Windsor is committed to sound fiscal management and transparency in all decision-making.*
- **Quality of Life** — *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.*



Public Hearing

The following notifications were completed in accordance with the Municipal Code as follows:

- March 03, 2025 - Sign posted on property
- March 04, 2026 – notice sent to property owners within 500 feet
- March 06, 2026– legal ad published in the newspaper
- March 06, 2026– legal ad posted on the Town’s website





Recommendation

Staff recommends that the Planning Commission approve the Greenspire Subdivision 9th filing ***Preliminary Major Subdivision***, subject to any outstanding Planning Commission, and staff comments being addressed.



Record

Staff requests that the following be entered into the record:

- Preliminary Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation

Subdivision Review Criteria

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.



Thank You

Questions

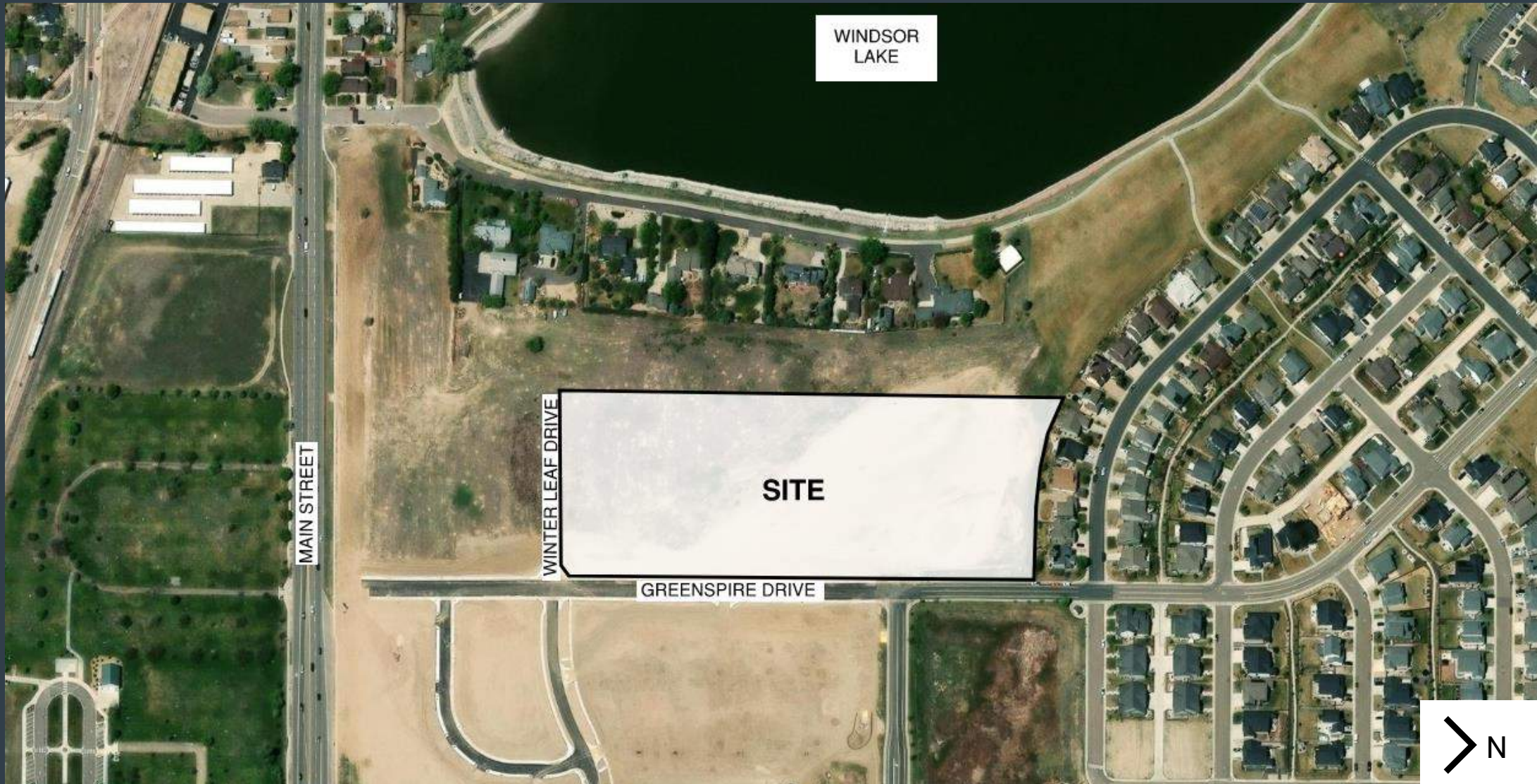
Greenspire Subdivision 9th Filing

Preliminary Major Subdivision

PROJECT TEAM

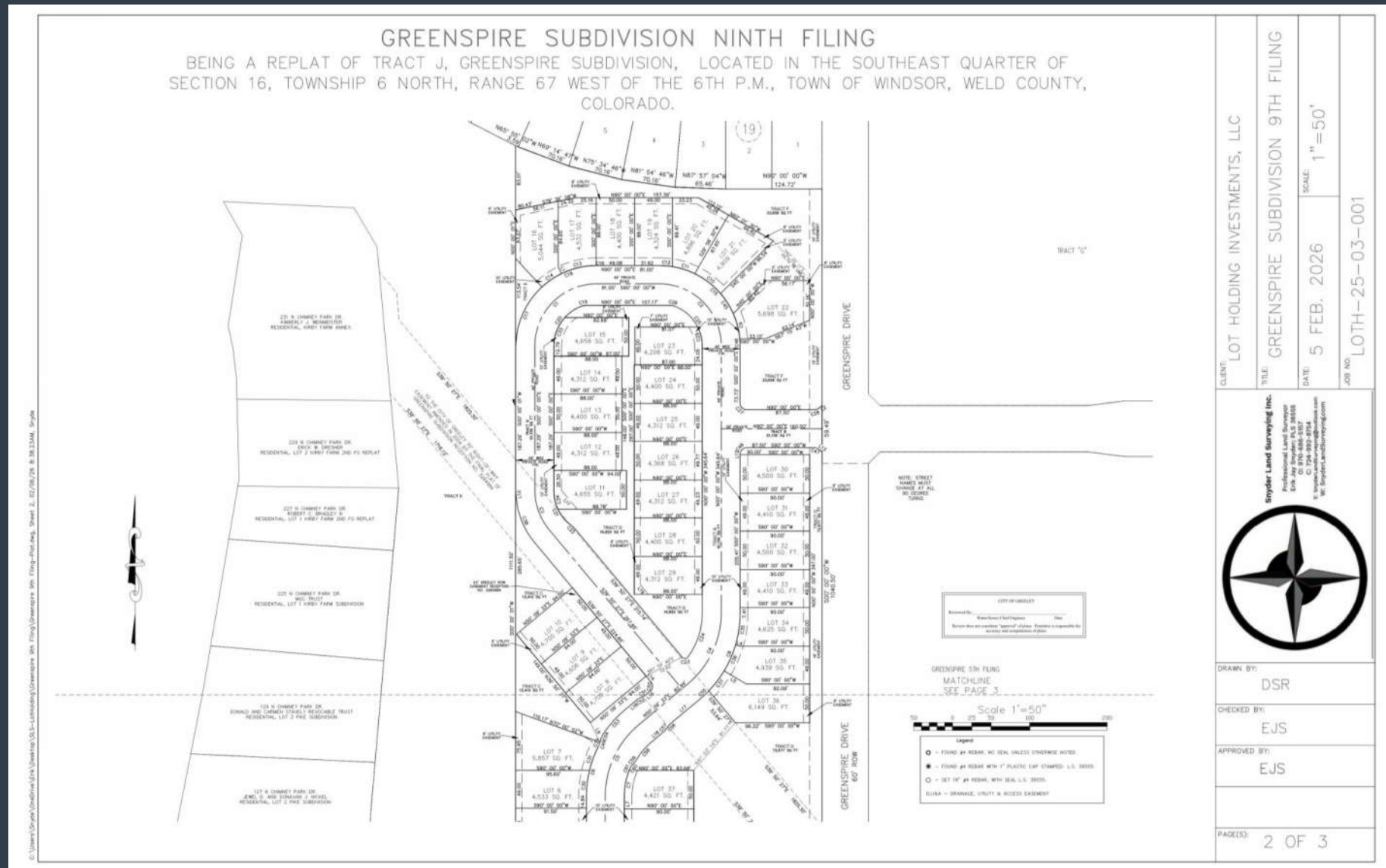


Vicinity Map

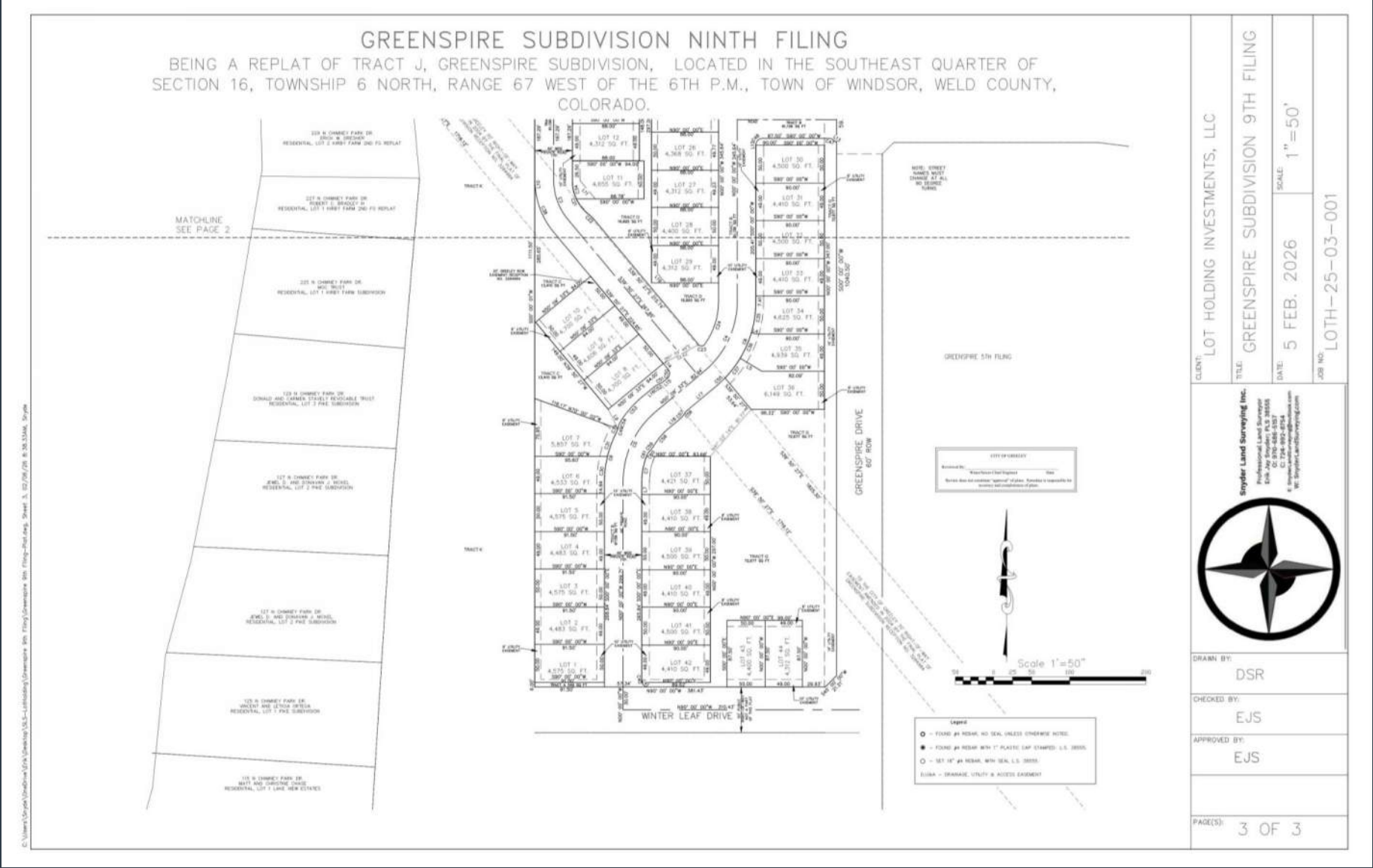


Project History – Greenspire Subdivision 2005

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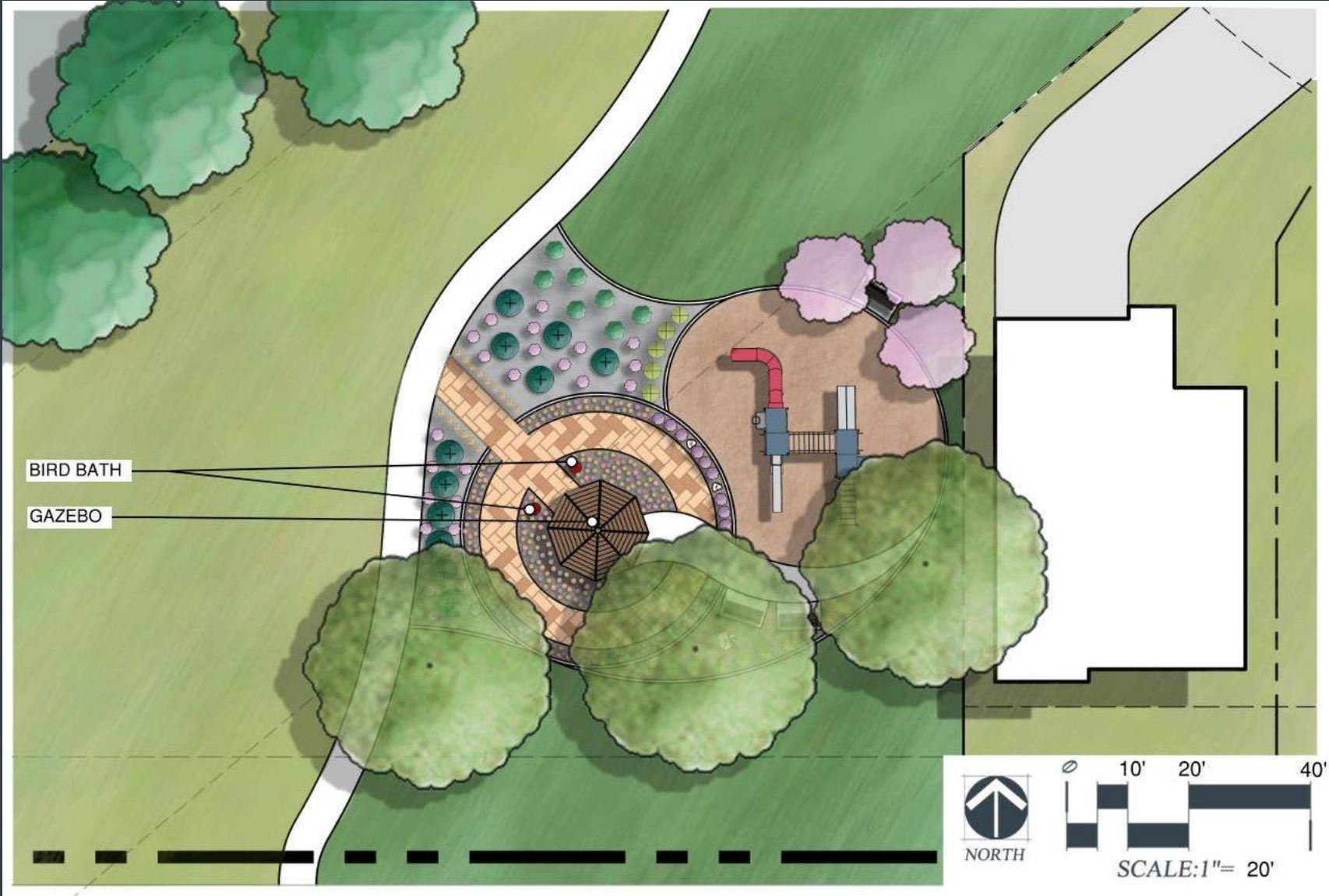
Greenspire Subdivision 9th Filing– Plat



Greenspire Subdivision 9th Filing – Site Plan



Greenspire Subdivision 9th Filing – Amenity Area



Greenspire Subdivision 9th Filing – Plant Palette

SHRUBS

BURNING BUSH
EUONYMUS ALATUS 'COMPACTUS'

PERENNIALS

BLUE REPEAT IRIS
IRIS X GERMANICA 'OPEN OCEAN'

ORNAMENTAL GRASSES

BLONDE AMBITION GRAMA GRASS
'BOUTELOUA GRACILIS'

ORNAMENTAL TREES

JAPANESE LILAC TREE
SYRINGA RETICULATA

CANOPY TREES

WESTERN CATALPA
'CATALPA SPECIOSA'


DWARF KOREAN LILAC
'SYRINGA MEYERI PALIBIN'


BLACK-EYED SUSAN
RUDBECKIA HIRTA


KOREAN FEATHER REED GRASS
'CALAMAGROSTIS CANADENSIS'


SPRING SNOW CRABAPPLE
MALUS 'SPRING SNOW'


ACCOLADE ELM
'ULMUS X 'MORTON'


LITTLELEAF MOCKORANGE
'PHILADELPHUS MICROPHYLLUS'


LITTLE BUNNY FOUNTAIN GRASS
'CENCHRUS ALOPECUROIDES'

EVERGREEN TREES

COLORADO SPRUCE
'PICEA PUNGEN'


NORWAY MAPLE
ACER PLATAANOIDES


CRIMSON PYGMY JAPANESE BARBERRY
'BERBERIS THUNBERGII 'CRIMSON PYGMY''


ROCKY MOUNTAIN JUNIPER
'JUNIPERUS SCOPULORUM'


AMERICAN LINDEN
TILIA AMERICANA


SHUMMARD OAK
'QUERCUS RUBRA'

SHRUBS

NORTHERN GOLD FORTSYTHIA
Forsythia x Northern Gold


DWARF FLAME REIGO
Anemone nemorosa


KELLEY DWARF DOGWOOD
Cornus sericea 'Kelley'


PANCHITA MANZANITA
Artemisia tridentata 'Panchita'


CROCUS
Crocus Ligulicarpus


SNOWDROP
Galanthus nivalis


OPEN OCEAN GERMAN IRIS
Iris x germanica 'Open Ocean'


GRAPE HYACINTH
Muscari arvense


RASPBERRY SUNDAE CHINESE PEONY
Paeonia officinalis 'Raspberry Sundae'


PINK CHINESE PEONY
Paeonia officinalis 'Pink'


RED DOUBLE SURPRISE LATE TULIP
Tulipa x Double Surprise


DOUBLE SURPRISE LATE TULIP
Tulipa x Double Surprise


FOXGLOVE
Digitalis purpurea

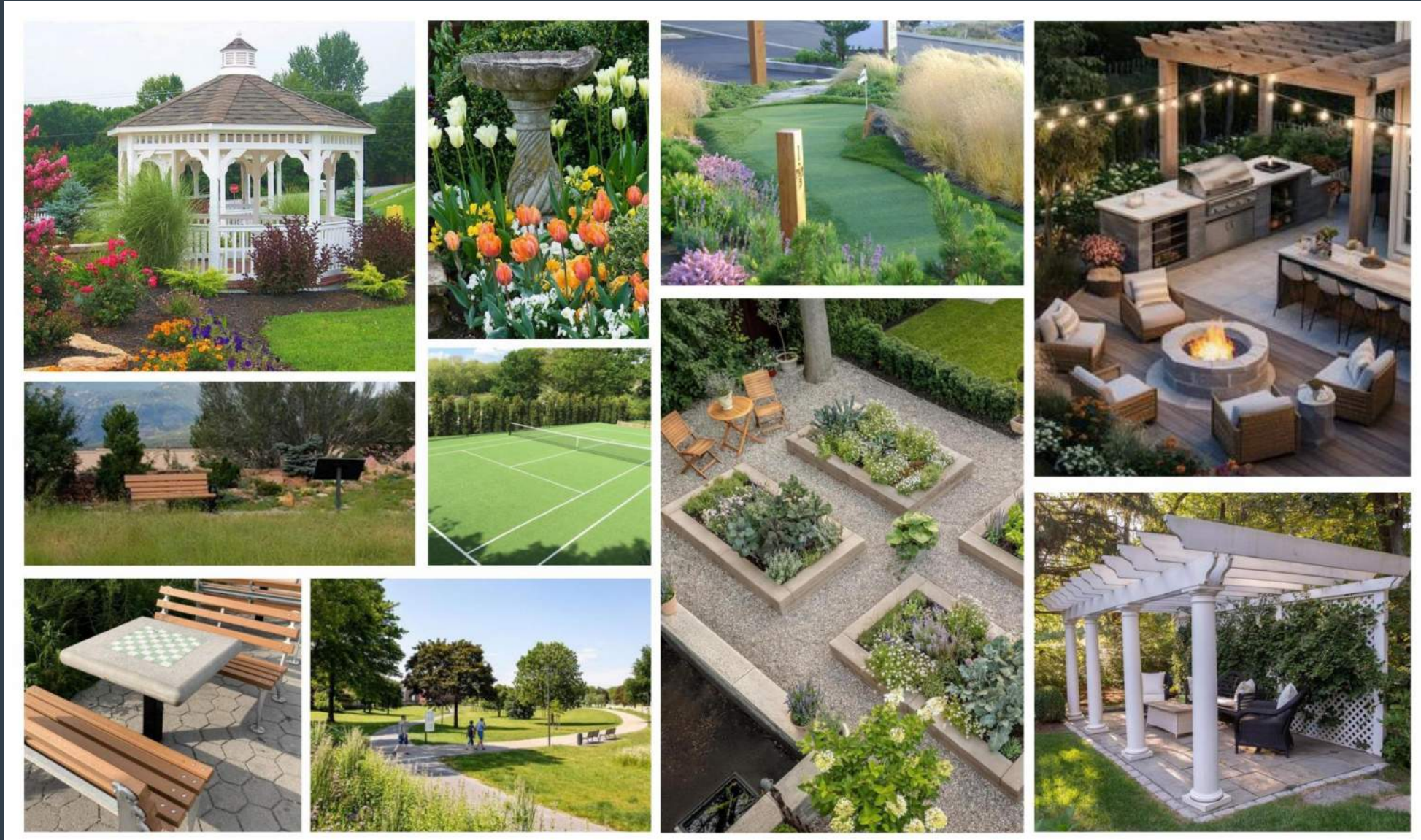

BLONDE AMBITION GRASS
Bouteloua gracilis 'Blonde Ambition'


LITTLE BUNNY FOUNTAIN GRASS
Cenchrus alopecuroides 'Little Bunny'

EASEMENT & SITE PLANTINGS


LEGEND
+ FULL SUN
+ PARTIAL SUN
+ SHADE
+ HEIGHT
+ BLOOM TIME
+ HIGHLIGHT

Greenspire Subdivision 9th Filing – Mood Board



THANK YOU!



From: Mike and Gillian CHRISTENSEN
Sent: Monday, March 9, 2026 12:40 PM
To: Carlin Malone <cmalone@windsorgov.com>
Subject: Greenspire

Dear Miss Carlin Malone,

Thank you. I appreciate all you do. I have looked at the plans for behind our homes and am pleased. I have one small thing i hope you will consider. My solution may also be better for the developer.

The west loop road, with five driveways facing it, is very close to the border. There is little room for buffer and plantings. What if, that small part of the road was one way only. The lane could then be thinner, allowing for buffer plantings. Those five homes could be identified as premium with less traffic and a defined entrance and exit.

It should not affect anyone else living there but it would prevent a lot of the traffic so close to the border . Developers may even get better prices for the premium location.

We are traveling and returning home on the 17th. I doubt we will get through customs and get here in time for this meeting. We will try. But please consider my proposed change or you may be able to come up with something better that addresses the same minor concern.

High regards
Gillian Christensen

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MEMORANDUM

Date: March 18, 2026
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Approval - Preliminary Major Subdivision - Greenspire Subdivision 9th Filing - John Hall, Owner, Lot Holding Investments, LLC.; Abdul Barzak, Applicant/Authorized Representative, Ripley Design, Inc.
Item #: C.4.

Background / Discussion:

Please refer to the information submitted with the public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision - Greenspire Subdivision 9th Filing, subject to any outstanding Planning Commission, and staff comments being addressed.

CC:

Abdul Barzak, Ripley Design Inc., applicant/authorized representative
Scott Ballstadt, Director of Planning
Carlin Malone, Planning Manager

Attachments: